



7:00 P.M.

XI. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION WORKSHOP**

**COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-2
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, MARCH 1, 2012
5:30pm**

CALL TO ORDER

The meeting was called to order at approximately 5:55pm.

ROLL CALL

Commissioners Present: Chairperson Kolodziej (Yucca), Commissioner Penilla (Barrel), Commissioner Shaffer (Cactus), Commissioner Petrone (Cholla), Commissioner Larson (Mayoral), Commissioner Williams (Ocotillo), and Commissioner Sherwood (Sahuaro)

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon M. Froke, AICP, Planning Director, Horatio Skeete, Assistant City Manager, Deborah Robberson, Deputy City Attorney, Thomas Ritz, AICP, Senior Planner, and Diana Figueroa, Recording Secretary

Others Present: Ron Rovey, Rovey Farms, Cecilia Chan, Arizona Republic, and Justin Lalley, CBS Outdoor.

Chairperson Kolodziej introduced new Planning Commissioner David Penilla and welcomed him to the Planning Commission.

ITEM

ZTA11-01: A request by the City of Glendale to amend the Zoning Ordinance to provide for a new definition and a new section to enact zoning regulations to regulate Digital Billboards (DBB) along the Loop 101 in the Sports and Entertainment District and prohibit billboards in the Heavy Commercial (C-3) zoning district. Staff contact: Thomas Ritz, AICP, Senior Planner (City-Wide).

Mr. Thomas Ritz, AICP, Senior Planner, presented this item to the Commission. He asked the Commission to review the request in preparation for a public hearing to be held on March 1, 2012. He said no action is required at this workshop.

Mr. Ritz explained the Zoning Ordinance Text Amendment was initiated by the Planning Commission at its October 6, 2011 workshop. The Planning Commission voted to initiate ZTA11-01 at that meeting.

He said this request will amend the Zoning Ordinance and the amendment will remove the right to erect billboards in the Heavy Commercial (C-3) zoning district and will establish a set of

development standards to regulate Digital Billboards along the Loop 101 in the Sports and Entertainment District.

Mr. Ritz made a brief presentation and reviewed the timeline of this item. He explained on November 17, 2011, the Arizona Court of Appeals ruled that digital billboards are sources of intermittent light and violated state law concerning Highway Beautification along freeways. Therefore; the Planning Department had to suspend work on ZTA11-01. At the beginning of this year, 2012, the City of Glendale resumes work on ZTA11-01 to permit digital billboards along the Loop 101 freeway.

Mr. Ritz displayed a map indicating the area where the billboards would be permitted and where they would not be permitted.

Commissioner Sherwood asked if staff would be considering any other areas in the city where billboards could be located. Mr. Ritz said no, at this time these are the areas being recommended.

Commissioner Sherwood asked where approved PADs are located. Mr. Ritz said many of the PAD zoned properties are located at the Sports and Entertainment District. There are other PADs located throughout the city, but are not currently being considered in this proposal.

Commissioner Larson asked if any PAD zoned properties have billboards erected. Mr. Ritz said yes, the Park and Ride Lot, as well as two zoning cases which went before the Commission in 2009.

Commissioner Sherwood stated he was disappointed that other areas of the city were not being considered in this proposal. He felt digital billboards are more attractive than static billboards, which appear tattered after a few months.

Mr. Ritz explained the process which allows any property owner to apply for digital billboard installation. The opportunity is still available for owners to request an amendment.

Commissioner Shaffer said staff has limited billboards to a particular Township and Range. He asked why billboards couldn't be limited to particular sections that are impacted on the drawing displayed. Mr. Ritz said that would not be a problem.

Commissioner Shaffer said he wishes to see the area limited. He does not care for billboards and he does not wish to see them erected throughout the city.

Commissioner Larson asked why a particular amount of development was required prior to billboard installation. Mr. Ritz explained this requirement of the first phase is to encourage development and investment. The city's goals would not be fulfilled if billboards were allowed without further development.

Commissioner Larson verified if there is a 1,320 foot separation for billboards located on the same PAD, however, if located on separate PAD zoned properties the separation is only 660 feet.

This would mean signs could potentially be only 660 away from each other. Mr. Ritz said that is correct.

Commissioner Petrone confirmed this issue can be revisited later but cannot be expanded without going through the process. Mr. Ritz said that is correct.

Commissioner Williams asked how many signs could be erected from Northern Avenue to Camelback Road. Mr. Ritz said there could be a potential of 19 signs total.

Commissioner Williams asked if this item is recommended for approval, could the Commission request a billboard be removed. Mr. Ritz said based on what is proposed, there is a ratio of existing billboards either static or digital that would need to be removed.

Commissioner Williams said if the Planning Commission approves this and in the future billboards are determined to be a distraction, is there liability involved. Ms. Robberson stated the city is not the owner or builder. She said it would have to be proven the city is negligent in some way to be held liable.

Commissioner Sherwood asked if there were any such cases thus far nationally where a billboard was a contributing factor to an accident. Ms. Robberson said she cannot recall any such case. She said studies show there are no safety concerns, and she felt liability issues are pretty rare and difficult to prove.

Chairperson Kolodziej stated his concern was there may be development opportunities missed since billboards are not currently permitted along the Loop 303.

Commissioner Petrone verified anyone wishing to apply for billboards along the Loop 303 would have the right. Mr. Ritz stated this is correct.

Commissioner Sherwood stated it was expressed that digital billboards were a distraction in the evenings, but not much comment was heard about the billboards being a distraction during the day. He is also aware of the light pollution concern comments he has heard previously at other meetings regarding this issue. Commissioner Sherwood would like to see the area expanded. He is comfortable getting this item approved and is prepared for applicants to apply for digital billboard installation at various locations in the future.

OTHER BUSINESS

Chairperson Kolodziej called for Other Business. There was none.

Commissioner Sherwood thanked Chairperson Kolodziej for his service to the Commission as his term has expired. He wanted to wish him well.

ADJOURNMENT

With no further business, the meeting adjourned at 6:31pm.

Respectfully submitted,

Diana Figueroa, Recording Secretary

DRAFT

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, MARCH 1, 2012
7:00pm**

CALL TO ORDER

The meeting was called to order at approximately 7:00pm.

Commissioners Present: Chairperson Kolodziej (Yucca), Commissioner Penilla (Barrel), Commissioner Shaffer (Cactus), Commissioner Petrone (Cholla), Commissioner Larson (Mayoral), Commissioner Williams (Ocotillo), and Commissioner Sherwood (Sahuaro).

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Thomas Ritz, AICP, Senior Planner, and Diana Figueroa, Recording Secretary

APPROVAL OF MINUTES

Chairperson Kolodziej called for Approval of Minutes.

Commissioner Sherwood made a motion to approve the minutes of the November 17, 2011, Public Hearing as written. Commissioner Larson seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Kolodziej called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEM

Chairperson Kolodziej called for staff's presentation.

ZTA11-01: A request by the City of Glendale Planning Department to amend Zoning Ordinance to provide for a new definition and a new section to enact zoning regulations to regulate Digital Billboards (DBB) along the Loop 101 in the Sports and Entertainment District and prohibit billboards in the Heavy Commercial (C-3) zoning district. Staff Contact: Thomas Ritz, AICP, Senior Planner (Citywide).

Mr. Thomas Ritz, AICP, Senior Planner, made a brief presentation to the Commission. He said the Commission must make a recommendation to the City Council regarding this item. He said staff's recommendation is for approval.

Mr. Ritz said this amendment will establish a set of development standards to regulate digital billboards along the Loop 101 in the Sports and Entertainment District. He said this has come from a previous concern that past zoning cases for digital billboards were only on land owned by the city as part of a lease agreement. Therefore, this zoning text amendment is proposed to permit digital billboards along the Loop

101 from Northern Avenue to Camelback Road in the Sports and Entertainment District. Digital billboards will continue to be prohibited along the Loop 101 between 51st Avenue and Bell Road and between the Loop 303 and Northern Parkway.

He said the proposed definition is similar to the definition of the size and frequency of the billboards located at the city's Park + Ride site.

Mr. Ritz said digital billboards will be limited to lots zoned PAD. Billboards shall only be erected in proximity to the Sports and Entertainment District.

Mr. Ritz concluded by stating staff is recommending the Planning Commission recommend approval of this item.

Chairperson Kolodziej opened the public hearing.

1. Ron Rovey, Rovey Farms, 7711 West Northern Avenue, Glendale, 85303. Mr. Rovey asked if this proposal will also apply to the city's Park + Ride site where there are currently two billboards erected. Mr. Ritz said no.

Mr. Rovey asked if this proposal will apply to the two city owned lots where billboards are approved but not yet installed. Mr. Ritz said no, and any other lots will not be changed by subsequent zoning text amendments. This text amendment will allow by right items that were not previously allowed. Applicants have the right to apply for PAD zoning in order to install digital billboards.

Mr. Rovey clarified that under a PAD zoning different standards are required than under this text amendment. Mr. Ritz said applicants may customize their Planned Area Development application for standards and representations of land uses.

Mr. Rovey referred to #21 in the proposed amendment and felt it was unfair. He said his family does not have the four billboard signs to remove in order to erect one digital billboard sign. He felt the only company that may have that opportunity would be CBS Outdoor, which would create a monopoly. He asked this requirement be deleted.

Next, Mr. Rovey had concerns with #14. He said his family's property is located on the southwest corner of the Loop 101 and Glendale Avenue with unincorporated Maricopa County land being located northeast of the Loop 101 and Glendale Avenue. Mr. Ritz stated this is not the intent of this item. Mr. Ritz said only if a plat was filed and recorded prior to January 2000. He clarified this requirement would not apply to the Rovey property or to the property which he spoke of located at the northeast corner of the Loop 101 and Glendale Avenue.

Mr. Rovey asked for the height of the digital billboards located on the city's Park + Ride lot. Mr. Ritz said the maximum height is 80 feet.

Mr. Rovey stated he would like to see the amendment allow for 80 feet high signs just as the signs located at the City's Park + Ride.

He said #15 and #16 stated the signs must be integrated into the PAD and have a common design element. Mr. Rovey said the digital billboard signs do not relate to the developments, but relate to the Loop 101 Freeway. He felt the billboards located at the City's Park + Ride do not satisfy these requirements. They have no relation to the Park + Ride and they have no common design and are not part of a comprehensive plan. He asked the same type of standards be applied to his property in the future as what has been done for the Park + Ride property.

With regard to #23, Mr. Rovey said this would prohibit his family from erecting any digital billboards until development occurs.

Mr. Rovey said with respect to #17, he asked why billboards are not to be illuminating during the hours of 2am and sunrise. Mr. Ritz explained this is consistent with hours of the businesses, shopping and entertainment located within the Sports and Entertainment District.

Mr. Rovey concluded by stating with each hearing regarding these amendments, more regulations have been added. It almost appears as though the city wishes to prohibit billboard signs on the Rovey property located on the west side of the Loop 101.

Commissioner Petrone asked if Mr. Rovey felt that he has been precluded from participating until development occurs on the Rovey property. In addition, he wanted to verify since the Roveys have no existing billboards there would be no way for the family to meet the request of removing signs existing signs in order to construct one new sign.

Mr. Rovey confirmed stating these are the most relevant items and added he only wants to be treated fairly.

2. Justin Lalley, CBS Outdoor, 3150 South 48th Street, Suite 200, Phoenix, 85040. Mr. Lalley referred to item #4 and asked if the quarter mile distance requirement between digital billboards was applicable if the billboards were on the same parcel or the same PAD. Mr. Ritz said yes.

Mr. Lalley referred to item #5 and verified if there were two PAD parcels located next to one another the distance requirement would be 660 feet. Mr. Ritz said yes.

Mr. Lalley referred to item #9 and asked for clarification regarding the language that reads "sign may be static or change". He asked for confirmation if this applies to digital billboards only and that this does not include static billboards or vinyls. Mr. Ritz explained the intent is to create a separate category for digital billboards with changing imagery and to leave the area of static billboards within M-1 and M-2 zoning districts removing them from the C-3 zoning district. He said these are two different types of billboards with different types of requirements. These are internally illuminated billboards not vinyl.

Mr. Lalley referred to item #23 and asked what constitutes the first phase of development on a PAD. Mr. Ritz said the first phase of development would be the opening and operation of development that occurs as part of a significant portion of the proposed PAD.

3. Joseph White, Becker Boards, 4350 East Camelback Road, Suite B195, Phoenix, 85018. Mr. White asked for clarification on item #14 regarding unincorporated Maricopa County. Mr. Ritz said only those areas in Maricopa County within a platted subdivision recorded prior to January 1, 2000, specifically excluding the northeast corner of Glendale Avenue and the Loop 101 from the buffer applying at that point.

Mr. White asked for clarification on #15 specifically the last sentence which states no digital billboard is permitted as a prelude to other development of the PAD. Mr. Ritz explained a billboard cannot be erected without any other investment. He said there needs to be additional construction.

Mr. White said it appears this is addressed in item #23. Mr. Ritz said #23 also encourages development in the Sports and Entertainment District as a vital part of Glendale. Mr. White understands the intent of “first phase of development”, however when staff states “other development”, which is very vague, he asked if this doesn’t open the door for other opportunities. He asked if landscaping could be considered as other development. Mr. Ritz said he does not believe so and stated that is not the intent.

Last, Mr. White referred to #21 and stated as a small billboard company, it would be impossible for his company to ever do business in Glendale. He said if the intent is to keep the existing billboards currently approved in the city of Glendale with American Outdoor, then item #21 should be included in the Ordinance. Mr. White said Mr. Rovey explained there were two more billboards proposed along the freeway. Mr. White believed the American Outdoor billboards, approved by the City of Glendale, to be built in the future will produce revenue for the city. He asked for confirmation. Mr. Ritz stated he believed that is part of the lease agreement. Ms. Robberson stated she is not familiar with the terms of the lease for the billboards, although she is aware the billboards are subject to leases. She stated she presumes there is a lease payment. Mr. White asked if this is the only reason why the City of Glendale allowed these two billboards. Ms. Robberson stated she is not familiar with this. Mr. White stated he assumes the answer is yes, and if the city exercises its right to allow the other two billboards there will be a total of four billboards with eight faces. He said under this Ordinance, at the end of the lease term, the billboards could be removed from their currently locations and be erected on private land. If this were the case, the city would no longer receive any revenue. He wanted to be sure the city was aware of this. He said he is unclear on this portion of the ordinance.

With no one else wishing to speak, the Chairperson closed the public hearing.

Commissioner Sherwood stated the 4 to 1 removal of signs was established in order to remove existing static signs. He said he is concerned with this item. He is also concerned with the 2am to sunrise restriction. He does not feel this requirement should be included.

Commissioner Petrone said #15 and #21 are restrictive. He said they preclude participation. He is unsure how someone without existing billboards would be able to participate. Mr. Ritz explained those persons would need to acquire billboards through purchase or company acquisition. The intent is to decrease the amount of billboards in Glendale, however, if new billboards are being encouraged, the goal is to remove

billboards from other areas of the city and provide them with the same business opportunities that occur in other parts of the city.

Mr. Ritz added there were four billboards removed from the area of 51st Avenue and Olive Avenue. He said due to new development they were removed.

Commissioner Sherwood asked if the company that removed the four signs would be installing a new one at this location. Mr. Froke said those four boards were previously operated by CBS Outdoor.

Commissioner Sherwood asked how many static signs existing in the Sports and Entertainment District area. Mr. Froke said there is zero.

In response to a question from Commissioner Sherwood, Mr. Ritz said it is likely signs would be removed in other areas of the city with none currently existing in the Sports and Entertainment District along the Loop 101. He clarified the city is not restricting where billboard removal can occur.

Commissioner Williams asked if the city removed four static billboard signs when they installed their digital billboard signs. Mr. Ritz stated the city's PAD was negotiated by the city leadership as a separate PAD. The opportunities still exist for anyone to file a PAD with specific design standards.

Commissioner Williams said staff stated previously 19 billboards would be allowed. He asked if this included the two signs the city has erected and the two signs the city is anticipating to erect. Mr. Ritz said yes.

Commissioner Williams verified there would be a total of 19 billboards located within the three mile area. Mr. Ritz said yes.

Commissioner Williams asked if the new development to take place at Westgate would be a PAD. Mr. Ritz said yes, the developer of the upcoming shops at Westgate may apply for a PAD.

Commissioner Penilla commented the time restrictions listed in amendment #17 appear to be unnecessary.

Commissioner Larson stated he understood the requirement of removing four billboards in order to erect one was for the purpose of cleaning up the city. He believed this to be the Grand Avenue area more than other areas of the city. He added that development along the proposed area prior to the installation of billboards make sense. He believed this encourages effort from the developer if they truly want digital billboards.

Chairperson Kolodziej said he agrees with the beautification and the removal of existing signs. He noted his concern is which party is responsible for the costs.

With no further comments from the Commission, Chairperson Kolodziej called for a motion.

Commissioner Larson made a motion to recommend approval of ZTA11-01. Commissioner Shaffer seconded the motion.

Chairperson Kolodziej asked for the Commissioners' comments.

Commissioner Williams stated he cannot support this request as he is concerned about the increase in traffic accidents. His second concern is the installation of 19 billboard signs. He felt this would create a major distraction for those travelling the Loop 101 and the Sports and Entertainment District.

Commissioner Sherwood stated he is in favor of digital billboards while realizing various parts of the city need to be cleaned up of billboards. He had no concerns with the sign height which is being recommended. He believed the development should take place prior to allowing billboards to be installed. He felt that if a property owner is making profit from billboards being erected on their property, they may have no motivation to develop the property. Commissioner Sherwood stated he is very concerned with item #21 as it makes things difficult for new companies coming into the city.

Chairperson Kolodziej stated he does not feel that digital billboards create no additional safety issues to those traveling the freeways. He stated if a company chooses to erect digital billboards and has four existing static billboards in the city they should be required to remove those four. However, if a company is coming into Glendale and they do not have four existing static billboards they should not be made to follow those same requirements.

Commissioner Larson voted aye.

Commissioner Shaffer stated he cannot support this request. He felt it would allow too many billboards. He voted no.

Commissioner Williams voted no.

Vice Chairperson Sherwood stated he must vote no because he does not agree with the four to one ratio sign removal requirement.

Commissioner Petrone voted no because of requirements #15 and #21.

Commissioner Penilla voted aye, and Chairperson Kolodziej voted aye.

Chairperson Kolodziej stated this motion has failed.

Ms. Deborah Robberson, Deputy City Attorney, stated this recommendation of denial will go forward to the City Council.

OTHER BUSINESS

Chairperson Kolodziej called for Other Business. There was none.

OTHER BUSINESS FROM THE FLOOR

Chairperson Kolodziej called for Other Business From The Floor. There was none.

PLANNING STAFF REPORT

Chairperson Kolodziej called for the Planning Staff Report. Ms. Perry introduced Planning Director, Jon Froke.

Mr. Froke stated on behalf of the Government Services Committee, Planning Commission, Planning Department Staff and Community Development Group, he wished to present a plaque of appreciation and lapel pin commemorating four years serving on the Planning Commission to Chairperson John Kolodziej. He said Mr. Koldziej has provided great leadership to the Planning Commission over the past four years.

Chairperson Kolodziej stated this is the third commission on which he has served and hoped to continue to serve.

Commissioner Sherwood wished Chairperson Kolodziej well.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Kolodziej called for Commission Comments and Suggestions. There were none.

ADJOURNMENT

With no further business, Commissioner Sherwood made a motion to adjourn the Meeting. Commissioner Penilla seconded the motion, which was approved unanimously. The meeting adjourned at 8:02pm.

The next meeting is scheduled for April 5, 2012.

Respectfully submitted,

Diana Figueroa, Recording Secretary



Planning Department Staff Report

DATE: June 7, 2012 **AGENDA ITEM:** /

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Karen Stovall, Senior Planner

SUBJECT: **REZONING APPLICATION ZON12-01: HOSPICE OF THE VALLEY – 13614 NORTH 59TH AVENUE**

REQUEST: Rezone from C-O (Commercial Office) to G-O (General Office).

APPLICANT/OWNER: Beus Gilbert PLLC / Hospice of the Valley.

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should recommend approval, subject to seven stipulations.

PROPOSED MOTION: Move to recommend approval of ZON12-01 subject to the stipulations contained in the staff report.

SUMMARY: This request will rezone a 1.7 acre property to permit the development of a new hospice care facility.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend approval subject to staff report stipulations. Motion seconded by Commissioner _____. The motion was approved ____ to ____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as OFC (Office).

Property Location and Size:

The property consists of two parcels and is located approximately 340 feet south of the southwest corner of 59th Avenue and Thunderbird Road and is approximately 1.7 acres in size.

Design Review:

A design review application has been submitted concurrently with the rezoning application.

Project Details:

This property was once used as a plant nursery and is currently vacant. Hospice of the Valley intends to develop a 10,000 square foot, single-story inpatient care facility with the capacity to hold up to 12 beds.

The property will have a single driveway on 59th Avenue, which will include a “pork chop” island to restrict movements to right-in and right-out only. The site is adjacent to Thunderbird Paseo Park and will have a solid, decorative six-foot wall along the rear property line. A pedestrian access gate will be provided for users of the facility to access the park.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On April 2, 2012, the applicant mailed 73 notification letters to adjacent property owners and interested parties. The applicant and the Planning Department received an email in support of the request from the same citizen. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on May 17, 2012. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 18, 2012. The property was posted on May 18, 2012.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.

Analysis:

- The G-O zoning district is an appropriate district to implement the existing OFC General Plan land use designation and develop this infill property.
- The proposed zoning district is compatible with adjacent properties and will not be detrimental to the neighborhood. Completion of this project will include the redevelopment of a currently underutilized property that will complement the existing office and medical land uses in the vicinity of 59th Avenue and Thunderbird Road.
- Stipulations are necessary for on-site improvements, right-of-way dedications, and street improvements on 59th Avenue.
- The two parcels should be combined into one to eliminate a property line in the middle of the site.
- All applicable city departments have reviewed the application and recommend approval of the application, subject to stipulations.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan date stamped April 25, 2012.
2. All utility lines less than 69 kV located adjacent to the site shall be placed underground.
3. The wooden utility pole located at the northeast corner of the property shall be removed prior to the issuance of a Certificate of Occupancy.
4. The project will be allowed only one driveway on 59th Avenue that is right-in and right-out only. The project will be required to build a pork chop island on their driveway and place necessary signs to restrict left turn movements.
5. Dedication of additional right-of-way on 59th Avenue to provide a total half-width of 55 feet shall be made before building permits are issued for any development on the property.
6. All half-street improvements on 59th Avenue adjacent to the site shall be completed prior to the issuance of a Certificate of Occupancy. Required improvement standards are determined by the City of Glendale Engineering and Design Construction Standards.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete a Minor Land Division to combine the two lots into one.

ATTACHMENTS:

1. Applicant's Narrative, date stamped April 25, 2012.
2. Citizen Participation Final Report (without mailing labels), approved April 17, 2012.
3. Vicinity Zoning Map.
4. Aerial Photograph, dated November, 2008.

PROJECT MANAGER:

Karen Stovall, Senior Planner (623) 930-2553
kstovall@glendaleaz.com

REVIEWED BY:


Planning Director

KS/df


Deputy City Manager

ZON12-01

April 25, 2012

Hospice of the Valley

**South of the SWC 59th Avenue & Thunderbird Road
13614 N 59th Avenue**

Rezoning

File Number:

ZON12-01



Prepared by:
Beus Gilbert PLLC
4800 N. Scottsdale Rd., #6000
Scottsdale, AZ 85251

Prepared for:
Hospice of the Valley
1510 E. Flower Street
Phoenix, AZ 85014

Submitted: March 29, 2012
Revised: April 25, 2012

PROPERTY DETAILS and DEVELOPMENT TEAM

<p><u>Location:</u> South of the Southwest Corner of 59th Avenue and Thunderbird Road (13614 N 59th Avenue)</p>	<p><u>Size:</u> 1.74 Acres (75,729 SF) Gross 1.44 Acres (62,871 SF) Net</p>
<p><u>Submitted to:</u> City of Glendale Planning Department 5850 W. Glendale Avenue Glendale, AZ 85301 Contact: Karen Stovall, Senior Planner</p>	
<p><u>Applicant and Property Owner:</u> Hospice of the Valley 1510 E. Flower Street Phoenix, AZ 85014 Contact: Diana Murray 602-530-6966 Email: dmurray@hov.org</p>	
<p><u>Attorney:</u> Beus, Gilbert PLLC 4800 N. Scottsdale Rd. #6000 Scottsdale, AZ 85251 Contact: Andy Jochums 480-429-3063 480-429-3100 FAX Email: ajochums@beusgilbert.com</p>	<p><u>Architect:</u> Robert Kubicek Architects and Associates 2233 E Thomas Road Phoenix, AZ 85016 Contact: Edgar Felix 602-955-3900 602-955-0496 FAX Email: efelix@rkaa.com</p>

Executive Summary

Introduction

On the behalf of Hospice of the Valley, Beus Gilbert PLLC and Robert Kubicek Architects and Associates Inc., are proposing an application for Rezoning in order to develop a hospice inpatient care facility on the subject 1.72 gross acre property located south of the southwest corner of 59th Avenue and Thunderbird Road. The proposed Hospice of the Valley inpatient care facility consists of a single-story, 10,000 square foot building with the capacity to hold up to 12 beds for patient care.

Hospice of the Valley is a not-for-profit organization that provides care for individuals nearing the end of their lives. They have had the privilege of serving our community since 1977. Most hospice care is provided in the patient's own home; however, sometimes the needs of the patient and family can be better met in an inpatient setting, such as in a facility like the one proposed by Hospice of the Valley. These stays are a transitional time to control symptoms until the patient can return home.

The property is currently designated *Office* in the Glendale General Plan, therefore no General Plan Amendment is required. The Rezoning is proposed to allow the development of the property under its General Plan designated use which states its purpose is to provide "...for professional offices and associated office support services...."

Purpose of Request

The purpose of this request is to amend the City of Glendale Zoning Map for the subject property from C-O (Commercial Office) to G-O (General Office) in order to allow the hospice inpatient care facility.

Project Location

As referenced earlier, the property is situated south of the southwest corner of 59th Avenue and Thunderbird Road. More specifically, the request concerns Assessor Parcel Numbers 200-76-011-A and C. A vicinity map is provided as Exhibit A, an aerial photo as Exhibit B, and a legal description is provided as Exhibit C.

Current Conditions

The subject property used to be operated as a plant nursery however the property has fallen into a dilapidated state following the closure of the nursery.

Land Use

The City of Glendale General Plan Land Use designation for this site is *Office*. See Exhibit D. Pursuant to the General Plan, *Office* designates areas of the City which are appropriate "for professional offices and associated office support services that are generally quiet with low to moderate traffic volumes." The Plan goes on to state that "Typical office developments have their own driveways, parking areas, identification signs and landscaping."

Zoning

Currently, the property is zoned C-O (Commercial Office). See Exhibit E

Hospice of the Valley Rezoning

Surrounding Development

North: Directly north of the subject property is a Tutor Time day care center and some small commercial buildings along Thunderbird Road zoned C-O and C-1. These properties are designated as Office and General Commercial in the City of Glendale General Plan General Land Use Map.

West: Directly west of the subject property is a parking lot for the Thunderbird Paseo Park, zoned A-1. This property is designated Park/Open Space in the City of Glendale General Plan General Land Use Map.

South: To the south of the subject property is a small office building on property zoned C-O. This property is designated Office in the City of Glendale General Plan General Land Use Map. South of the office building is the Thunderbird Paseo Park.

East: Directly east of the subject property is 59th Avenue. Beyond the arterial roadway is a mix of commercial shopping and offices zoned C-O and C-2. These properties are designated Planned Commercial and Office in the City of Glendale General Plan General Land Use Map.

Description of Proposal

As mentioned previously, this request is a proposal to rezone the subject property from C-O (Commercial Office) to G-O (General Office) for the development of a hospice inpatient care facility.

Zoning and Development Standards

The hospice inpatient care facility shall be governed by the City of Glendale G-O (General Office) Zoning District standards contained within 5.540 of the City of Glendale Zoning Ordinance.

Design Review approval will be required.

Conceptual Site Plan and Landscape Plan

General

The subject 1.44 net acre parcel is proposed to be developed with one single-story building of approximately 10,000 square feet. Detailed plans for the building, including elevations have been submitted concurrently with this rezoning request.

Building Layout

Given the unique shape and location of the property, the building has been pushed to the far west side, away from 59th Avenue. This layout allows for the building to be located adjacent to the Thunderbird Paseo park, a much quieter setting than adjacent to an arterial roadway such as 59th Avenue. While this layout limits visibility, given the nature of the hospice operation, visibility from the street is not important.

See Exhibit F for the proposed site plan.

Architectural Character

The architectural design character of the proposed building will represent a unique blend of current commercial design with a hint of Arizona vernacular. Shapes, colors, textures, and materials selected for the project will be both consistent and aesthetically compatible with the neighboring architecture and landscape design. A theme of blended forms and integrated materials with soft natural earth tones colors will provide a relaxed and informal elegance.

The facades of the building are planned to be proportioned in order to provide a comfortable human scale with a river-rock wainscot to visually provide a heavy and solid visual base. Further interest will be provided by variations in the design and height of the rooflines with flat, hip and gable elements. Flat roof sections will be topped with cornices and gable roofs are proposed to be sided with singles and decorative wood trim.

Design Review approval is required therefore the final building design is subject to staff review and approval.

Circulation and Parking

Circulation internal to the property consists of a looped drive aisle, with a minimum width of 25 feet, providing access to 44 parking stalls. Pursuant the Glendale Zoning Ordinance for a hospice inpatient care facility (hospital), a minimum of one parking stall is required per bed. With 12 beds in the facility, a minimum of 12 parking spaces is required. We have found that in a hospice setting, there tends to be more visitors who stay for longer periods of time than that at a typical hospital. As such we are providing the indicated 44 parking stalls, which amounts to 3.6 stalls per bed or 4.4 stalls per 1,000 square feet. Two accessible stalls are required and three will be provided. All parking and drive aisles will be asphalt. Given the limited traffic associated with a hospice facility a single access driveway will be located in the center of the frontage along 59th Avenue. This driveway will be limited to right-in/right-out access.

Parking is provided using the City of Glendale standard 10' by 20' parking stall. In those areas where vehicular overhang will not interfere with pedestrian walkways, a 1'-6" overhang is allowed leaving an 18'-6" deep parking stall.

Landscaping

The proposed hospice inpatient facility provides for 24,833 square feet of landscaping, or 34% of the property, which exceeds the 20% required pursuant to the Zoning Ordinance.

Summary

In summary, we are proposing a rezoning from C-O (Commercial Office) to G-O (General Office) on a small parcel of land designated as Office by the Glendale General Plan in order to develop a hospice inpatient care facility. The rezoning will allow for a property that has fallen into disrepair to be redeveloped with an attractive building that will house a quiet and low intensity hospice operation for Hospice of the Valley.

APPENDIX

Exhibit "A"

Vicinity Map

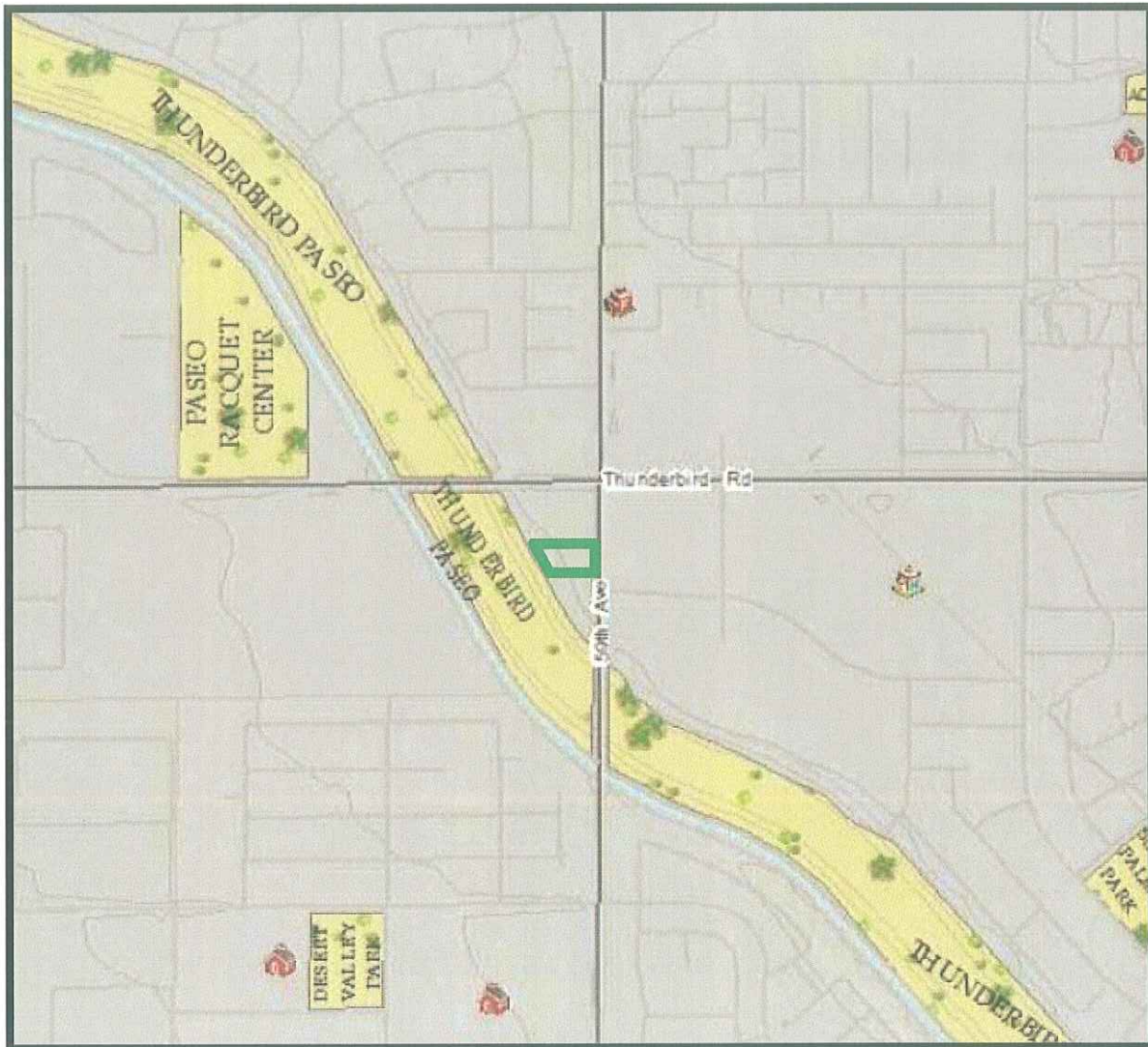


Exhibit "B"

Aerial Photograph



Exhibit "C"

Legal Description

A strip of land 160 feet in width as described in Docket 10274, pages 956 and 957 recorded on August 20, 1973, and referenced in Document No 94-0476103, recorded on June 9, 1994 and a Tract of land in Section 18, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Beginning at a point 633.77 feet South and 45 feet West of the Northeast corner of said Section 18;

Thence North 88 49 West 289.04 feet to a point on the East line of the Arizona Canal right of way;

Thence North 29 32 West 271.86 feet to a point;

Thence South 88 49 East 437.29 feet to a point;

Thence South 2 15 West 233.78 feet to the point of Beginning.

EXCEPT any portion lying within the property described in Book 115 of Deeds, page 436, and Documents No 84-061157 and 84-061158

Exhibit "D"

General Plan Land Use Map

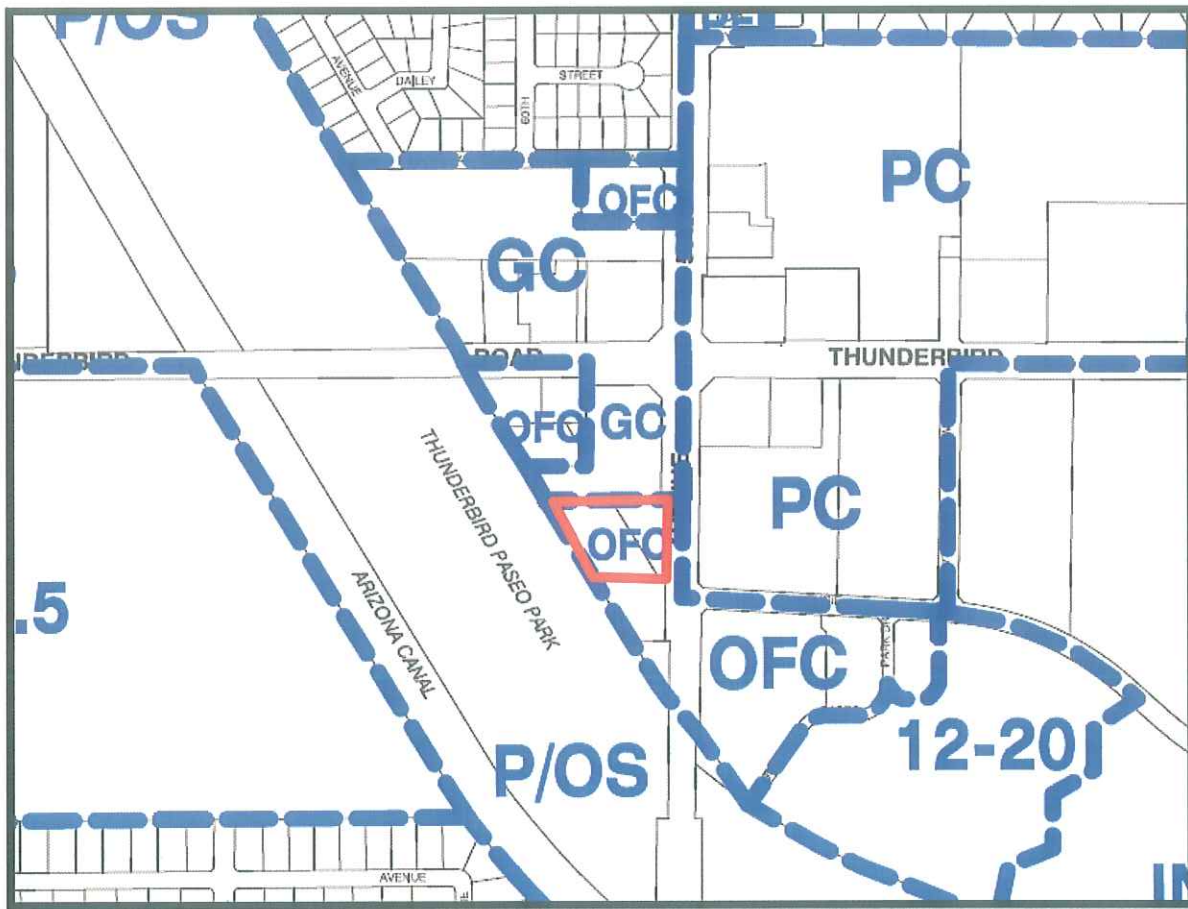


Exhibit "E"

Surrounding Zoning Map

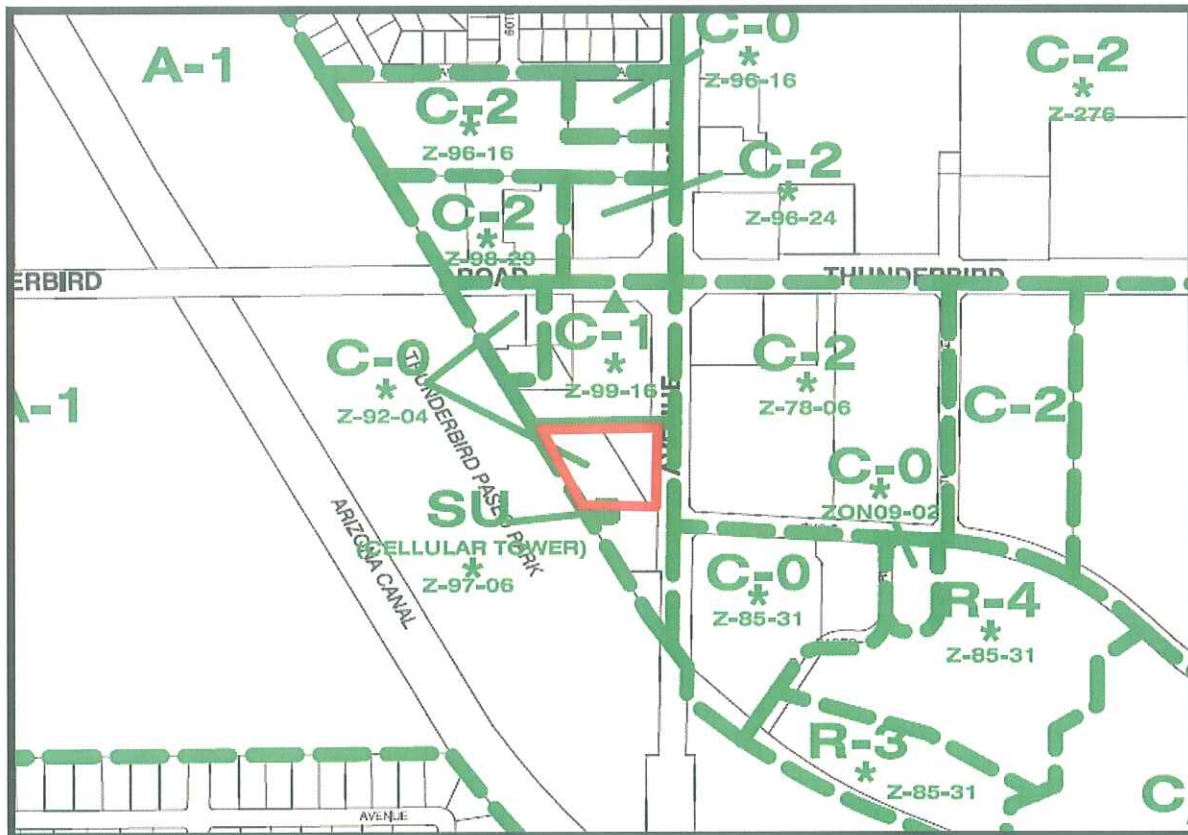


Exhibit "F"

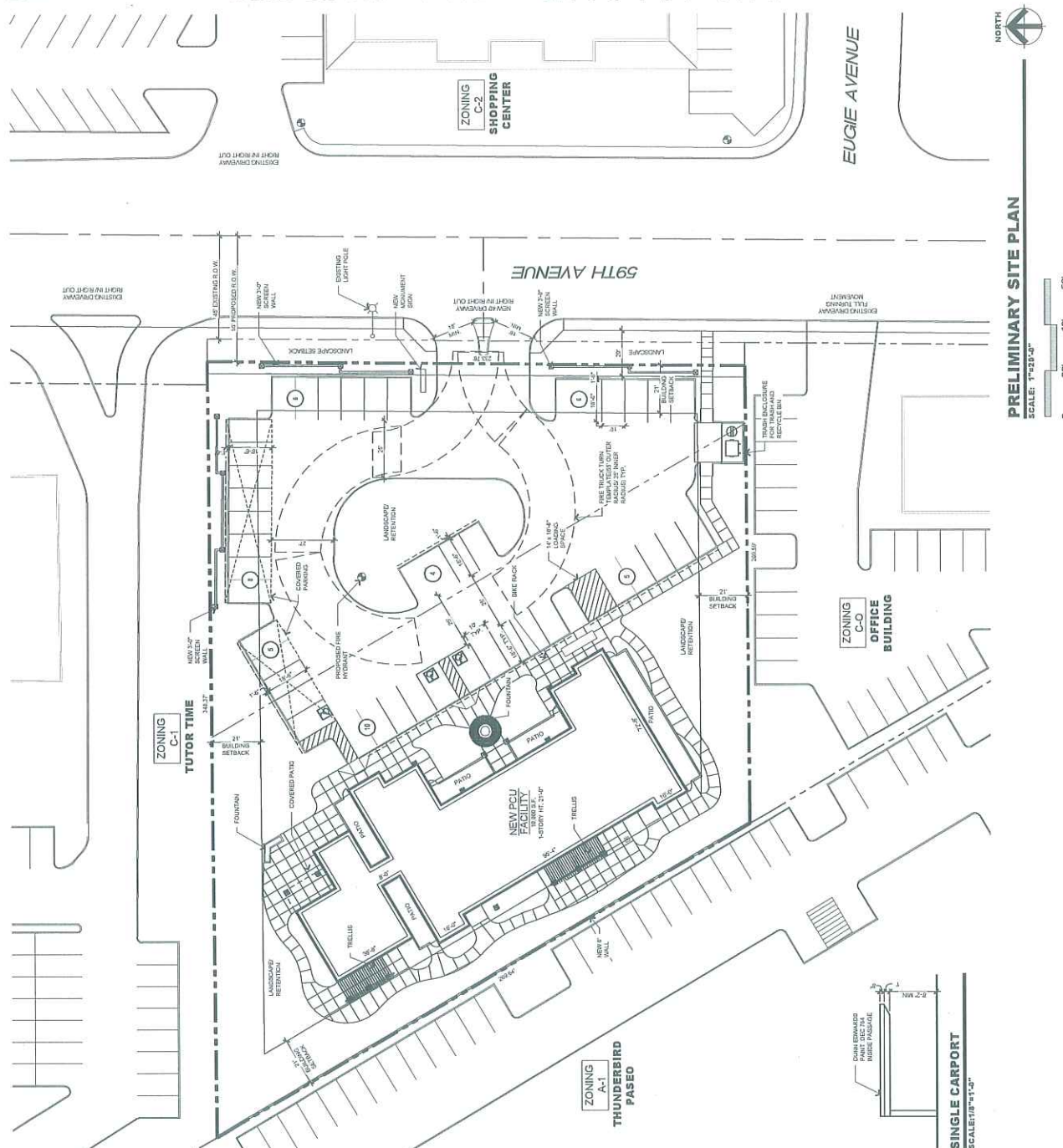
Conceptual Site Plan

(Following Page)

OWNER:
DISTRICT OF THE VALLEY
1510 EAST PULVER STREET
PHOENIX, ARIZONA 85016
CONTACT: DIANA MURRAY
PHONE: (602) 530-0466
EMAIL: dmurray@boi.org

ARCHITECT:
ROBERT KUBICEK ARCHITECTS AND ASSOCIATES
2303 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: EDGAR FELIX
PHONE: (602) 955-3500
FAX: (602) 955-0468
EMAIL: efelix@rkaa.com

EXISTING ZONING:	G-0
PROPOSED ZONING:	1.74 ACRES (75,729 S.F.)
GROSS SITE AREA:	1.44 ACRES (62,271 S.F.)
NET SITE AREA:	
PROPOSED USE:	HOSPICE
PROPOSED OCCUPANCY TYPE:	142
PROPOSED CONSTRUCTION TYPE:	1/2
BUILDING AREA:	1/2
BUILDING AREA:	10,000 S.F.
SITE COVERAGE:	15.9 %
TOTAL PARKING REQUIRED:	12 SPACES
BUILDING APPROX. S.F.	
REPAIRS TO EXIST. 12 SPACES	
TOTAL PARKING PROVIDED:	44 SPACES
ACCESSIBLE SPACES REQUIRED:	14 (1.130)
ACCESSIBLE SPACES PROVIDED:	2 SPACES
LANDSCAPE REQUIRED:	3 SPACES
LANDSCAPE PROVIDED:	20%
	34%

[illegible]

Hospice of the Valley

**South of the SWC 59th Avenue & Thunderbird Road
13614 N 59th Avenue**

Citizen Participation Final Report

File Number:

ZON12-01

APPROVED
4/17/12
K. Howell

Prepared by:

Andy Jochums
Beus Gilbert PLLC
4800 N. Scottsdale Rd., #6000
Scottsdale, AZ 85251
Tel: 480-429-3063
Fax: 480-429-3100

Prepared for:

Hospice of the Valley
1510 E. Flower Street
Phoenix, AZ 85014

Submitted: April 17, 2012

CITIZEN PARTICIPATION FINAL REPORT CHECKLIST

1. Cover Page
 - a. See previous page
2. Brief Description of Proposed Project
 - a. On behalf of Hospice of the Valley, Beus Gilbert PLLC, is proposing an application for Rezoning in order to develop a hospice inpatient care facility on the subject property. Development requires a rezone from C-O (Commercial Office) to G-O (General Office).
 - b. The property is currently designated *Office* in the Glendale General Plan, therefore no General Plan Amendment is required. The Rezoning is proposed to allow the development of the property under its General Plan designated use which states its purpose is to provide "...for professional offices and associated office support services...."
 - c. The proposed Hospice of the Valley inpatient care facility consists of a single-story, 10,000 square foot building with the capacity to hold up to 12 beds for patient care.
3. Brief overview of the elements of the Citizen Participation Plan
 - a. Written Correspondence/Notification which consisted of:
 - i. A mailing was sent on 4/2/12 containing a written description of the project, copy of the site plan, as well as contact information for members of the Development Team.
 - b. Face-To-Face or Other Discussions/Meetings:
 - i. 4/7/12 email received from Kristi Bencomo, a resident of Thunderbird Palms. Mrs. Bencomo expressed support for the rezoning request and felt Hospice would be a good fit on the property. Emailed a response on 4/9/12 thanking Mrs. Bencomo for taking the time to review the request and her kind words.
 - c. Ongoing Dialogue:
 - i. None
4. Date that notification letters and meeting notices were mailed.
 - a. The project notification letter was mailed on April 2, 2012. An Affidavit of Mailing is attached as Exhibit G with a copy of the notice letter.
5. Identify specific areas of notification.
 - a. Notifications were sent to all property owners found within the recommended notification area. That area consisted of all properties within 500' of the project boundaries. Notifications were also sent to Registered Neighborhood Groups/Homeowner's Associations, all those named on the Interested Parties list as well as those represented on the Additional Notification list.

- b. A complete mailing list is attached as Exhibit B.
 - c. The City provided Recommended Notification Area Map as well as the actual notification area map are included at Exhibit C
- 6. List names of HOA's & Neighborhood Groups, Property Owners and the "Interested Parties" list that were notified.
 - a. See lists attached as Exhibits D, E, and F respectively.
- 7. Identify dates and locations of all meetings where citizens were invited to attend and discuss the proposal.
 - a. Given the nature of the request, at the direction of the City of Glendale, a neighborhood meeting was not held.
- 8. Identify number of people noticed and number of people who actually participated.
 - a. 73 Property Owners; Persons of Interest; Glendale Registered Neighborhood Groups/Homeowner's Associations and those on the Additional Notification list were notified about the project.
 - b. 1 property owner called or emailed regarding the project.
- 9. List concerns, issues, and problems expressed by participants.
 - a. As exhibited above, no contact was made by anyone noticed as a part of the Citizen Participation Process expressing concerns, issues, or problems with the request.
- 10. Describe how each concern was addressed and how concerns will continue to be addressed.
 - a. No concerns were expressed.
- 11. State concerns, issues, and problems that we are unable to address.
 - a. No concerns were expressed.
- 12. Specifically state how this proposal has been revised to address concerns.
 - a. No concerns were expressed.
- 13. Attach copies of all materials pertaining to the notification and meeting process.
 - a. Notification letter with attachment is Exhibit G
- 14. Attach complete mailing list used to notify individuals.
 - a. See Exhibit C.

EXHIBIT "A"
DEVELOPMENT TEAM

<p style="text-align: center;"><u>Location:</u> South of the Southwest Corner of 59th Avenue and Thunderbird Road (13614 N 59th Avenue)</p>	<p style="text-align: center;"><u>Size:</u> 1.72 Acres (74,810 SF) Gross 1.69 Acres (73,791 SF) Net</p>
<p style="text-align: center;"><u>Submitted to:</u> City of Glendale Planning Department 5850 W. Glendale Avenue Glendale, AZ 85301 Contact: Karen Stovall, Senior Planner</p>	
<p style="text-align: center;"><u>Applicant and Property Owner:</u> Hospice of the Valley 1510 E. Flower Street Phoenix, AZ 85014 Contact: Diana Murray 602-530-6966 Email: dmurray@hov.org</p>	
<p style="text-align: center;"><u>Attorney:</u> Beus, Gilbert PLLC 4800 N. Scottsdale Rd. #6000 Scottsdale, AZ 85251 Contact: Andy Jochums 480-429-3063 480-429-3100 FAX Email: ajochums@beusgilbert.com</p>	<p style="text-align: center;"><u>Architect:</u> Robert Kubicek Architects and Associates 2233 E Thomas Road Phoenix, AZ 85016 Contact: Edgar Felix 602-955-3900 602-955-0496 FAX Email: efelix@rkaa.com</p>

EXHIBIT "B"
RECOMMENDED NOTIFICATION AREA

Notification Area Map

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	HOSPICE OF THE VALLEY
LOCATION:	13614 North 59th Avenue
A request to rezone from C-O (Commercial Office) to G-O (General Office) to permit a hospital (Hospice of the Valley).	
ZONING DISTRICT: C-O (Commercial Office)	COUNCIL DISTRICT: Sahuaro

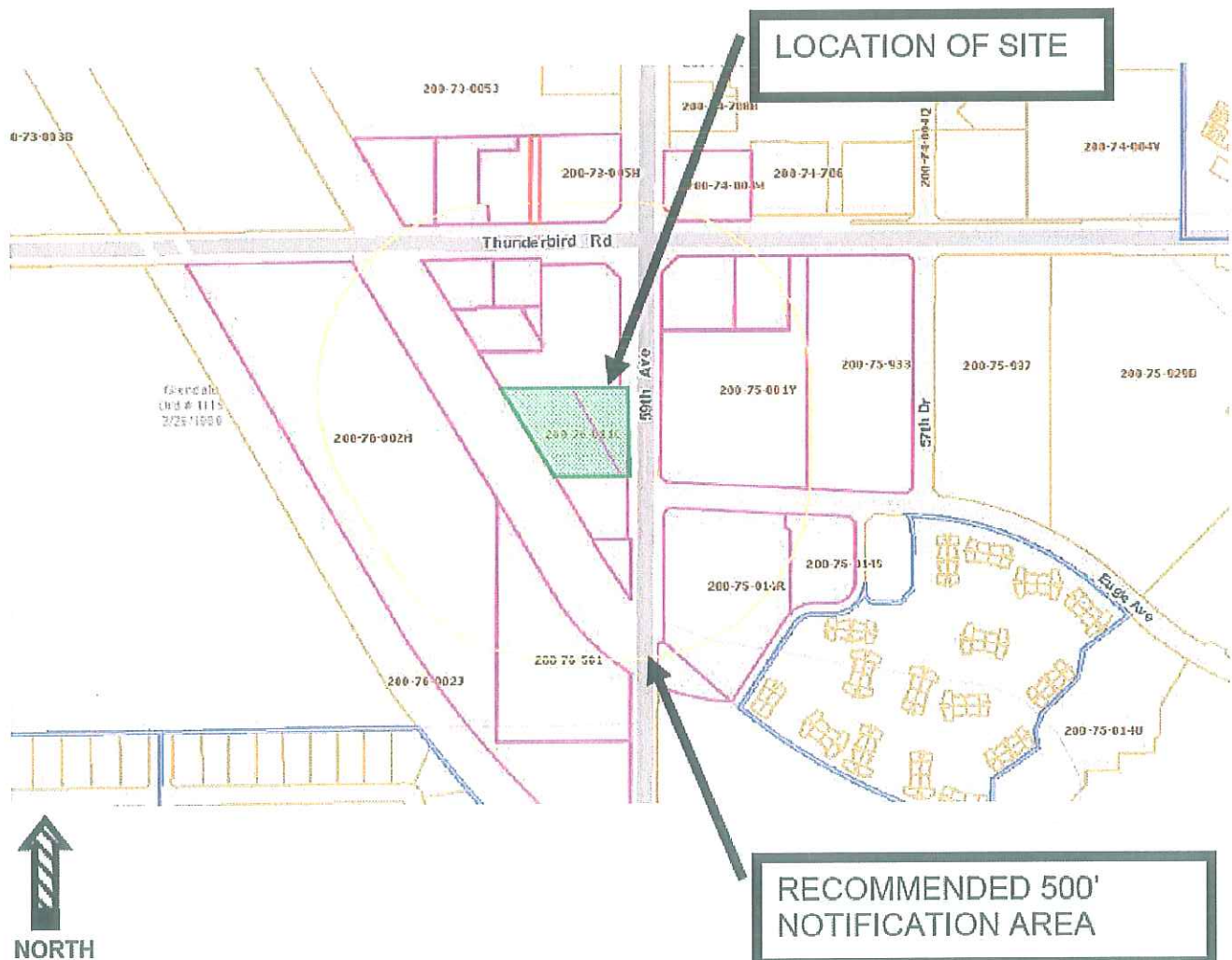
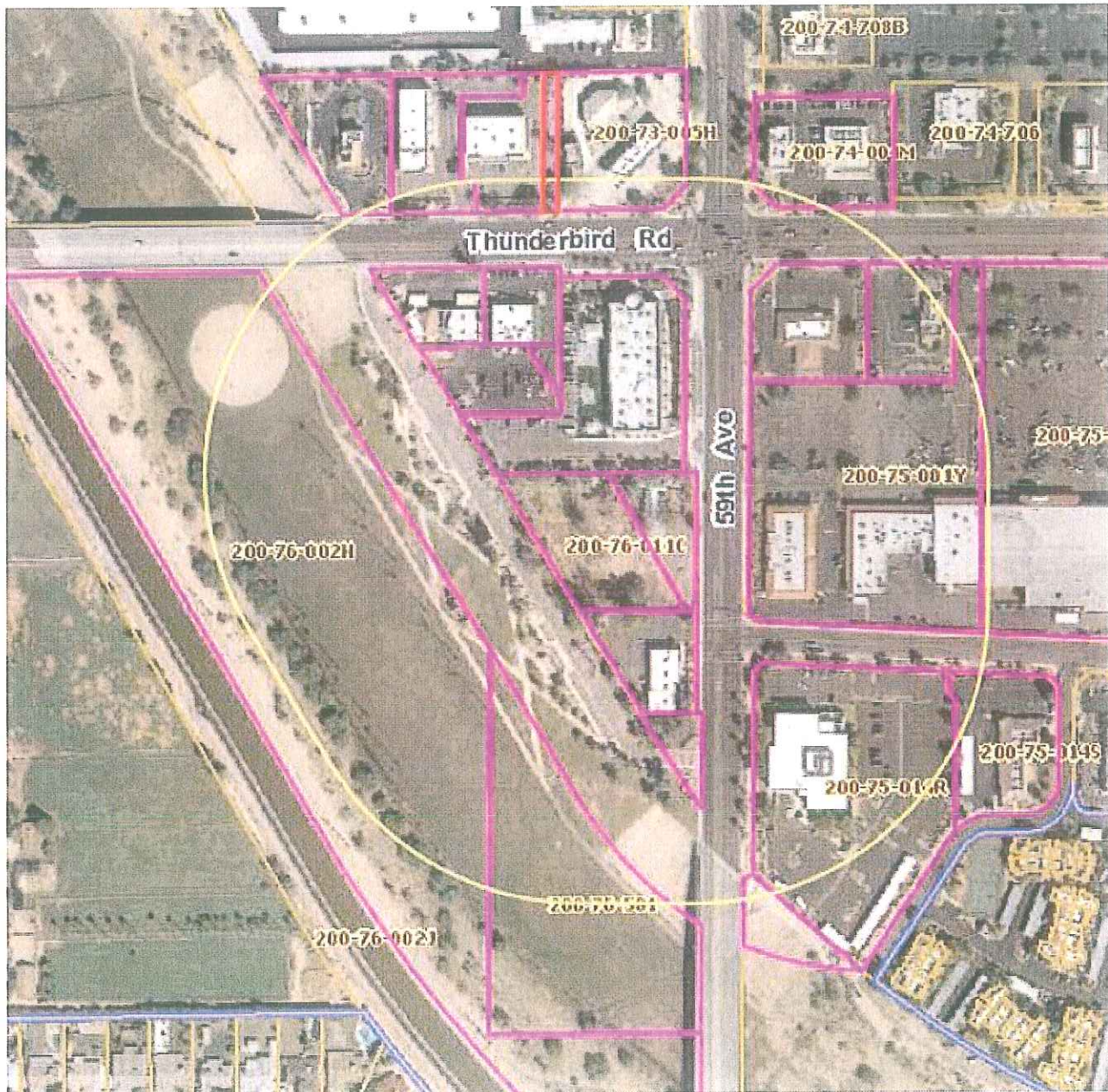


EXHIBIT "C"
SUPPORTING PARCEL MAP & COMPLETE MAILING LIST



AMERICAN NATIONAL
INSURANCE COMPANY
OR CURRENT RESIDENT/OWNER
3903 BELLAIRE BLVD
HOUSTON, TX 77025

ARIZONA BANK
OR CURRENT RESIDENT/OWNER
101 N TRYSON ST
CHARLOTTE, NC 28255

CIGNA HEALTHPLAN OF AZ INC
OR CURRENT RESIDENT/OWNER
5100 POPLAR AVENUE STE 1000
MEMPHIS, TN 38137

CIRCLE K STORES INC
OR CURRENT RESIDENT/OWNER
PO BOX 52085
PHOENIX, AZ 85072

DILLON REAL ESTATE CO INC
OR CURRENT RESIDENT/OWNER
500 S 99TH AVE
TOLLESON, AZ 85353

EUGIE MEDICAL BUILDING LLC
OR CURRENT RESIDENT/OWNER
1357 WEBSTER ST
PALO ALTO, CA 94301

EXHIBIT "D"
HOA'S AND NEIGHBORHOOD GROUPS

THUNDERBIRD PALMS
C/O KRISTI BENCOMO
12613 NORTH 51ST DRIVE
GLENDALE, AZ 85304

THUNDERBIRD PALMS
C/O DANIELLE & RICHARD MARTINEZ
5110 WEST ASTER DRIVE
GLENDALE, AZ 85304

THUNDERBIRD PALMS
C/O CHERYL RODRIGUEZ
5103 WEST ASTER DRIVE
GLENDALE, AZ 85304

EXHIBIT "E"
ADDITIONAL NOTIFICATION

Vice Mayor Frate; 5850 W. Glendale Ave.; Glendale, AZ 85301

Mayor Scruggs; 5850 W. Glendale Ave.; Glendale, AZ 85301

Karen Stovall; 5850 W. Glendale Ave. Suite 212; Glendale, AZ 85301

Diana Figueroa; 5850 W. Glendale Ave. Suite 212; Glendale, AZ 85301

EXHIBIT "F"
INTERESTED PARTIES LIST

**INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED DEVELOPMENT -
CITY WIDE & SAHUARO**

CITY OF GLENDALE
NEIGHBORHOOD PARTNERSHIPS
5850 W GLENDALE AVE #270
GLENDALE AZ 85301

DON TATE
6735 W ROBIN LN
GLENDALE AZ 85310

KAREN ABORNE
7318 W GRIFFIN AVE
GLENDALE AZ 85303

HARRIET AGIUS
7132 W GROVERS AVE
GLENDALE AZ 85308

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

DOUG ATTIG
6066 N 84TH DR
GLENDALE AZ 85305

A.I. BABINEAU
4815 W COCHISE DR
GLENDALE AZ 85302

ROD BEAL
18869 N 71ST LN
GLENDALE AZ 85308

BOB BOHART
5603 W BELMONT
GLENDALE AZ 85301

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

TOM TRAW
6024 N 83RD AVE
GLENDALE AZ 85303

ALMON DAVIS
6005 W MONTE CRISTO AVE
GLENDALE AZ 85306

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DANIEL DREW
4502 W MORTEN AVE
GLENDALE AZ 85301

SAMANTHA JOHNSON
CBD DIVERSIFIED
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

TRISH EDWARDS
8626 N 53RD AVE
GLENDALE AZ 85302

JUDY FARR
6527 W HILL LN
GLENDALE AZ 85310

BARBARA FENNEMA
18033 N 83RD DR
PEORIA AZ 85382

SUSAN FERRELL
4646 W KRALL ST
GLENDALE AZ 85301

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

B GARLAND
5012 N 64TH DR
GLENDALE AZ 85301

MARK GARRATT
7605 N 72ND AVE
GLENDALE AZ 85303

DENNIS GERHARD
10613 N 48TH AVE
GLENDALE AZ 85304

DIANE HAND
5349 W ACAPULCO
GLENDALE AZ 85306

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

JOHN AND SUE JONES
18658 N 78TH DR
GLENDALE AZ 85308

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

BONNIE STEIGER
5325 W ACAPULCO
GLENDALE AZ 85306

RONALD AND KAY LONGCOR
8022 W MONTEBELLO AVE
GLENDALE AZ 85303

TERRY LANE
6103 N 87TH LN
GLENDALE AZ 85305-2452

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

VALLEY PARTNERSHIP
5110 N 44TH ST STE 200
PHOENIX AZ 85018

CHRISTIAN WILLIAMS
PEORIA UNIFIED SCHOOL DISTRICT
6330 W THUNDERBIRD RD
GLENDALE, AZ 85306

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

GARY SHERWOOD
5928 WEST PERSHING AVE
GLENDALE AZ 85304-1123

CATHY CHESHIER
5896 WEST DEL LAGO CIR
GLENDALE AZ 85308

JEFF BLAKE
19210 NORTH 70TH AVENUE
GLENDALE AZ 85308

EXHIBIT "G"
AFFIDAVIT OF MAILING and
NEIGHBORHOOD NOTIFICATION LETTER WITH ATTACHMENTS

STARTS ON THE FOLLOWING PAGE



Planning Department

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON12-01

Project Name: HOSPICE OF THE VALLEY

I, ANDY JOCHIMS certify that I am the authorized applicant / representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted. LETTER SENT 4/4/12

Applicant/Representative Signature: [Signature]

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 16TH day of APRIL, 2012.

[Signature]
Notary Public

My Commission Expires:

Sept. 1, 2015



BEUS GILBERT

PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7642
FAX (480) 429-3100

46096-0002

April 2, 2012

RE: Rezoning Application ZON12-01 for Hospice of the Valley
South of the Southwest Corner of 59th Avenue and Thunderbird Road
13614 North 59th Avenue

Dear Property Owner or Interested Party:

As a part of our efforts to communicate with the surrounding property owners regarding the Rezoning application we have submitted to the City of Glendale in order to develop the subject 1.69 acre parcel with a hospice inpatient care facility for Hospice of the Valley, we would like to take this opportunity to invite you to review our project. We have enclosed an aerial photo highlighting the property and have included our proposed draft site plan for your review.

If you are unfamiliar with Hospice of the Valley, we encourage you to visit our website at www.hov.org. Hospice of the Valley is a not-for-profit organization that provides care for individuals nearing the end of their lives. We have had the privilege of serving our community since 1977. Most hospice care is provided in the patient's own home; however, sometimes the needs of the patient and family can be better met in an inpatient setting, such as in a facility like the one proposed. These stays are a transitional time to control symptoms until the patient can return home.

The property is currently zoned C-O (Commercial Office) and we are requesting to rezone the property to G-O (General Office). Rezoning to G-O is supported by the property's Office land use designation in the City's General Plan. As shown on the attached site plan, the proposed Hospice of the Valley inpatient care facility consists of a single-story, 10,000 square foot building with the capacity to hold up to 12 beds for patient care.

If you have any questions or comments on our proposed project, please do not hesitate to contact me directly at (480) 429-3063, by fax at (480) 429-3100 or by email at ajochums@beusgilbert.com. If you would like to provide comments or feedback directly to the City of Glendale, our City Planner is Karen Stovall. She can be reached at (623) 930-2553 or by email at kstovall@glendaleaz.com.

Thank you,

BEUS GILBERT PLLC



Andy Jochums, AICP
Planning Consultant

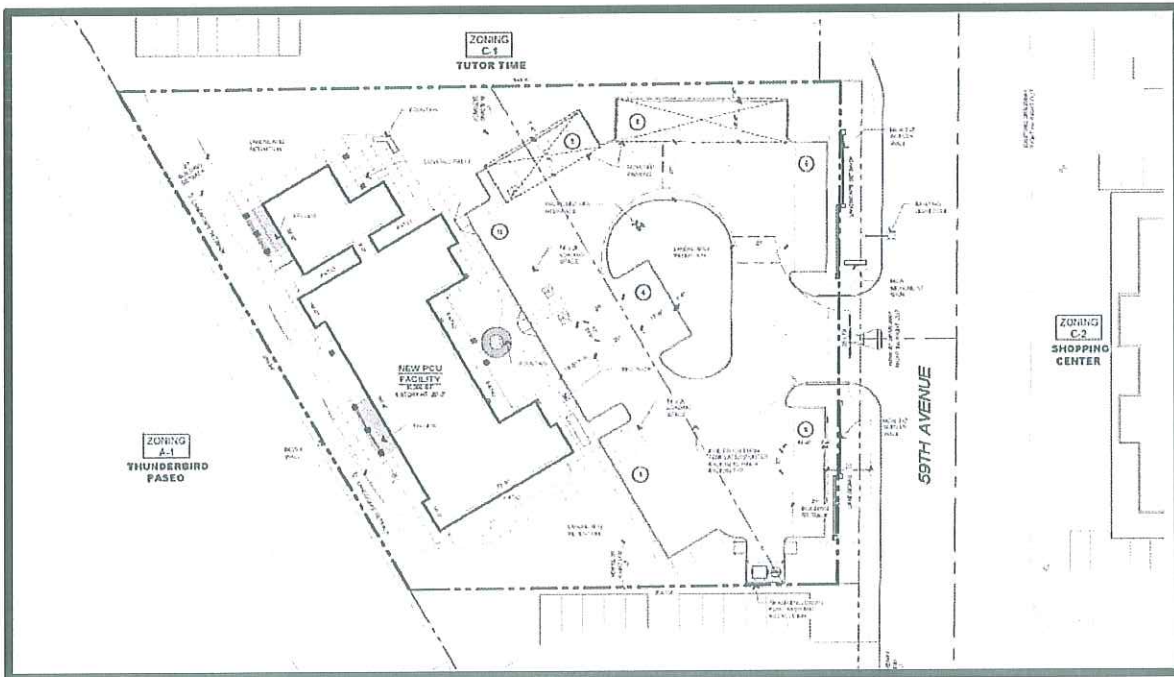
Attachments

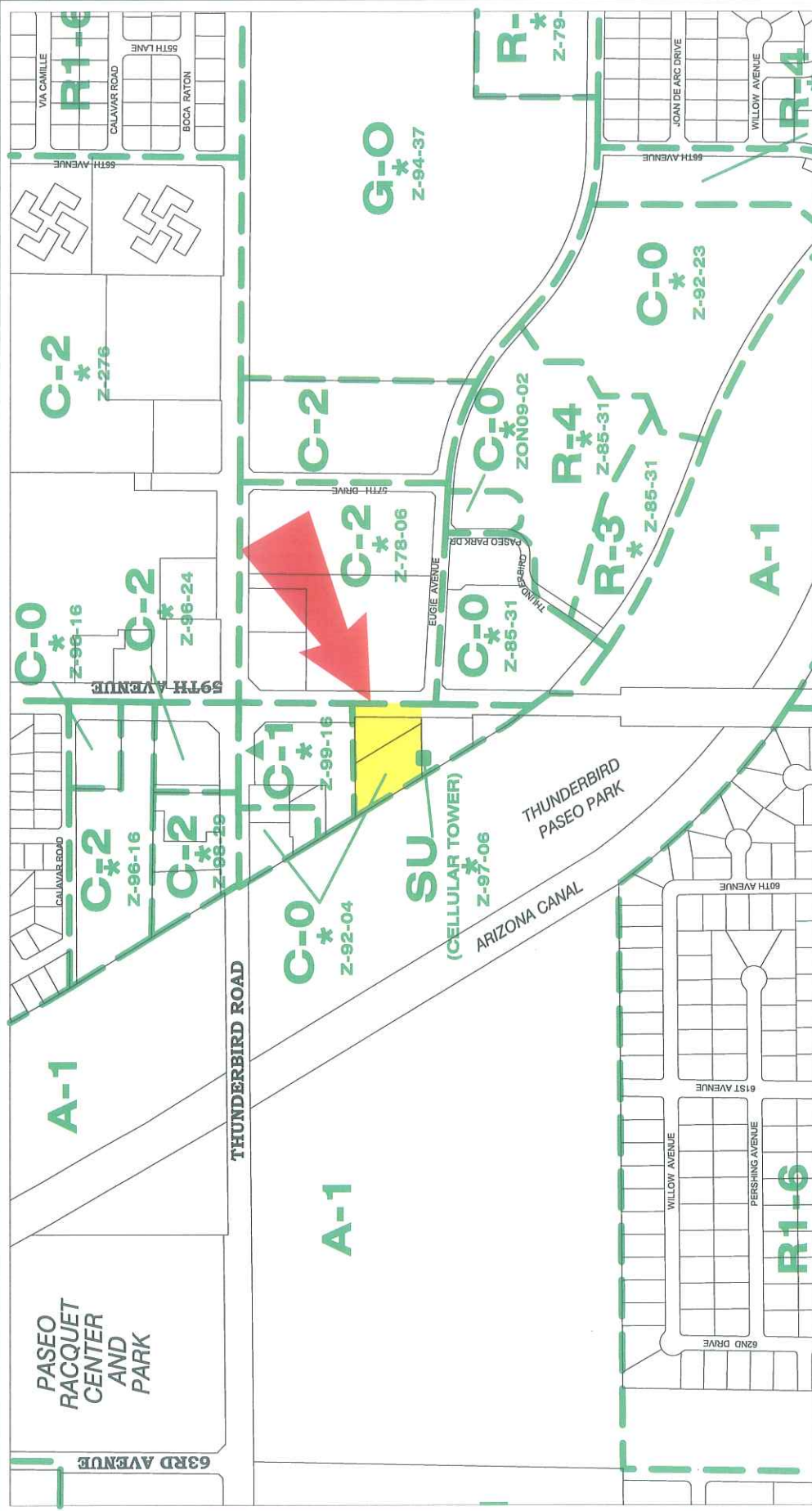
Hospice of the Valley

Vicinity Map



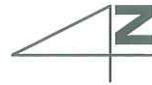
Draft Site Plan





CASE NUMBER

ZON12-01



LOCATION

13614 N. 59TH AVENUE

REQUEST

REZONE FROM C-O (COMMERCIAL OFFICE) TO G-O (GENERAL OFFICE).



Case Number
ZON12-01

Aerial Date: November, 2008





Planning Department Staff Report

DATE: June 7, 2012 **AGENDA ITEM:** 2

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Remigio Cordero, Planner

SUBJECT: **CONDITIONAL USE PERMIT APPLICATION CUP12-01:
GLENDALE TOWNE CENTER REMODEL – 4303 WEST
PEORIA AVENUE**

REQUEST: CUP approval to allow a convenience use in the C-2 (General Commercial) zoning district.

APPLICANT/OWNER: Level 4 Studio / De Rito Partners Inc.

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should approve CUP12-01 subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to approve CUP12-01 subject to the stipulations contained in the staff report.

SUMMARY: The request is for a convenience use to allow a drive-thru lane on the northern end tenant suite of an existing building.

COMMISSION ACTION: Commissioner _____ MADE a MOTION to _____
CUP12-01, subject to the stipulations contained in the staff report. Commissioner
_____ SECONDED the MOTION. The MOTION was _____ with a vote of
_____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Planned Commercial.

Property Location and Size:

The property is located at southwest corner of 43rd and Peoria avenues and is 1.03 acres in size.

History:

This building was constructed in 1982. The building operated as a restaurant for several years prior to closing and has since been vacant.

Design Review:

A Design Review (DR) application has been submitted concurrently with the CUP application.

Project Details:

The Glendale Towne Center Remodel is a major renovation of an existing building. The building is currently 11,882 square feet in size and the applicant is proposing to decrease the overall size of the building to 9,850 square feet. The applicant is proposing to update the floor plan, building elevations, and enhance landscaping throughout the site to create new tenant suites. The proposed drive-thru lane will be adequate in length to accommodate a queuing of more than six vehicles. The drive-thru lane will have an integrated architectural canopy and a four foot high decorative block wall to screen the vehicles from 43rd and Peoria avenues.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On March 5, 2012, the applicant mailed 91 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. The Planning Department did not receive any response regarding the request. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on May 17, 2012. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 18, 2012. The property was posted on May 18, 2012.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed land use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- The proposed land use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood

or the city when consideration is given to the character and size of the use and hours of operation;

- The site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;
- Adequate access to the site is provided by public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.

Analysis:

- The existing C-2 zoning is compatible with the General Plan designation of PC. The zoning allows for a convenience use subject to CUP approval.
- The proposed use is compatible with adjacent uses in the vicinity. The property is located at the intersection of two arterial streets (43rd and Peoria avenues) and within an existing shopping center.
- Approval of the CUP request will not have an adverse effect on the adjacent properties or the surrounding neighborhood. The applicant completed the Citizen Participation process without receiving any opposition.
- The site is adequate in size and shape to accommodate the intended use of the site as tenant suites with a drive-thru lane. The building setbacks and landscaping meet the zoning ordinance standards.
- The proposed drive-thru does not adversely affect the function of the site. The drive-thru lane can accommodate a queuing of six vehicles. On-site circulation will allow for safe and efficient vehicular circulation and parking.
- All applicable city departments have reviewed the application and recommend approval of the application.

RECOMMENDATION:

This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated May 11, 2012 and the project narrative, dated May 9, 2012, subject to design review approval by the Community Development Group.
2. Dedication of additional right-of-way for a 10' by 30' foot bus shelter pad shall be completed before a Certificate of Occupancy is issued. Required improvement standards are determined by the City of Glendale Engineering Design and Construction Standards.

ATTACHMENTS:

1. Applicant's Narrative, date stamped May 9, 2012.
2. Site Plan, date stamped May 11, 2012.
3. Landscape Plan, date stamped May 11, 2012.
4. Citizen Participation Final Report (without mailing labels), approved May 8, 2012.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November, 2008.

PROJECT MANAGER:

Remigio Cordero, Planner (623) 930-2597
rcordero@glendaleaz.com

REVIEWED BY:


Planning Director

RC/df


Deputy City Manager



May 09, 2012

Re: **CASE NUMBER: CUP12-01**
Narrative
Glendale Towne Center Shop Remodel
Proposed Conversion of El Paso BBQ into Retail Shops
4303 West Peoria Avenue

The scope of this project is a major renovation of the existing El Paso BBQ Restaurant that has been closed for some time now. The current Zoning is C-2 and there is no requirement to change. The site is a 1.03 acre parcel adjacent to the Target store with building setbacks of 65 feet to the center of 43rd and Peoria Avenues respectively. The existing building is 11,882 square feet and we intend to remodel it into a Multi-tenant Retail Shop building. Due to insufficient height in the northerly portion of the building that was an enclosed exterior dining space, we plan to demolish that space reducing the building to 9,850 square feet. The interior will be constructed as "gray shell" for future retail and food service tenant's use.

The exterior of the building will also be updated to look consistent with similar adjacent retail buildings on the site. The west side of the building will have storefront glazing added to support multiple tenants for display and entry. The existing mansard elements will be removed and the walls extended vertically to create parapets that will act to screen roof mounted equipment. The maximum new wall heights will be 21'-0" above finish grade.

In addition, there will be revisions to the existing parking field, landscape and hardscape upgrades in front of the building as well as a proposed drive thru component. The drive thru element will have a fully covered canopy with 4 foot square piers supporting the canopy across the drive. The canopy will be made up of the same building material and the finishes will match the building's overall design. The addition of the drive thru is the purpose of our request for a Conditional Use Permit.

MAY 09 2012

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LELAND HUBBARD
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FAX: 602.374.4321
WWW.LEVEL4STUDIO.COM



DE RITO PARTNERS
Arizona's Retail Experts

EXISTING RESTAURANT BUILDING
4303 WEST PEORIA AVE
GLENDALE, ARIZONA

1.0 CONCEPTUAL PLANTING PLAN
DATE: 5/1/2012
PROJECT: 100-100000
SHEET: 11/223

CONCEPTUAL PLANT LIST

TREES	SPECIFICATIONS
EXISTING TREE (TO BE REMOVED)	8 QTY
EXISTING TREE (TO REMAIN)	N/A
FRAXINUS SPECIES (TO MATCH EXISTING)	24" BOX, STANDARD 5 QTY
CACTI	N/A
EXISTING SAGUARO (TO REMAIN)	N/A
EXISTING SAGUARO (TO BE RELOCATED)	1 QTY
RELOCATED SAGUARO	1 QTY
SHRUBS	N/A
EXISTING SHRUB (TO REMAIN)	N/A
LEUCOPHYLLUM 'RIO BRAVO'	5 GAL, 23 QTY
'RIO BRAVO' SAGE	5 GAL, 10 QTY
RUPELLIA PENINSULARIS	5 GAL, 10 QTY
BAJA RUPELLIA	5 GAL, 27 QTY
MYRTUS 'COMPACTA'	5 GAL, 17 QTY
COMPACT MYRTLE	5 GAL, 9 QTY
LEUCOPHYLLUM 'THUNDER CLOUD'	5 GAL, 3 QTY
'THUNDER CLOUD' SAGE	1 GAL @ 3 O.C. 98 QTY
HERBERACEAE PARVIFLORA	1 GAL @ 3 O.C. 92 QTY
RED YUCCA	2" THICK TYP.
CASAHUANA MEXICANA	1 GAL @ 3 O.C. 98 QTY
MEXICAN BIRD OF PARADISE	1 GAL @ 3 O.C. 98 QTY
GROUNDCOVER	1 GAL @ 3 O.C. 98 QTY
LANTANA 'NEW GOLD'	1 GAL @ 3 O.C. 92 QTY
ROSMARINUS 'HUNTINGTON CARPET'	1 GAL @ 3 O.C. 92 QTY
'HUNTINGTON CARPET' ROSEMARY	2" THICK TYP.
DECOMPOSED GRANITE	2" THICK TYP.
SIZE AND COLOR TO MATCH EXISTING	

GENERAL NOTES

1. MATCH EXISTING DECOMPOSED GRANITE IN SIZE AND COLOR
2. 2" THICK TYP.
3. ALL SHRUBS AND GROUNDCOVER WITHIN LIMITS OF NEW PLANTING IS TO BE RELOCATED TYP.
4. EXISTING PLANTING TO REMAIN AS REQUIRED TYP. AND PROTECT DURING CONSTRUCTION
5. ADJUST/ADJUST EXISTING IRRIGATION AS REQUIRED TO ACCOMMODATE NEW PLAN

SITE DATA

NET PARCEL SIZE: 44,500 SQ FT
LANDSCAPE AREA: 8,700 SQ FT (22%)



CONCEPTUAL PLANTING PLAN

SCALE: 1" = 20'-0"
0 5 10 20 40'

MAY 11 2012



Final Citizen Participation Plan

Glendale Towne Center Shop Remodel
Proposed Conversion of El Paso BBQ into Retail Shops
4303 West Peoria Avenue

CASE NUMBER: CUP12-01

APPROVED

MAY 08 2012

City of Glendale
Planning Department

Linzi Cochran

Level4 Studio, L.L.C.

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April 23, 2012

Re: **Final Citizen Participation Plan**
Glendale Towne Center Shop Remodel
Proposed Conversion of El Paso BBQ into Retail Shops
4303 West Peoria Avenue

Summary of Project Scope

The scope of this project is a major renovation of the existing El Paso BBQ Restaurant that has been closed for some time now. The current Zoning is C-2 and there is no requirement to change. The site is a 1.03 acre parcel adjacent to the Target store with building setbacks of 65 feet to the center of 43rd and Peoria Avenues respectively. The existing building is 11,882 square feet and we intend to remodel it into a Multi-tenant Retail Shop building. Due to insufficient height in the northerly portion of the building that was an enclosed exterior dining space, we plan to demolish that space reducing the building to 9,850 square feet. The interior will be constructed as "gray shell" for future retail and food service tenant's use.

The exterior of the building will also be updated to look consistent with similar adjacent retail buildings on the site. The west side of the building will have storefront glazing added to support multiple tenants for display and entry. The existing mansard elements will be removed and the walls extended vertically to create parapets that will act to screen roof mounted equipment. The maximum new wall heights will be 21'-0" above finish grade.

In addition, there will be revisions to the existing parking field, landscape and hardscape upgrades in front of the building as well as a proposed drive thru component. The drive thru element will have a fully covered canopy with 4 foot square piers supporting the canopy across the drive. The canopy will be made up of the same building material and the finishes will match the building's overall design. The addition of the drive thru is the purpose of our request for a Conditional Use Permit.

Public Notification Process

The Public Notification technique that will be implemented on this project is to provide a Notification Letter to all property owners within a 500 foot area adjacent to our site.



March 5, 2012

Mr. Tim S. Ward
Level4 Studio, LLC
6868 North 7th Avenue
Suite 209
Phoenix, Arizona 85013
Tim@L4Studio.com

Re: Glendale Towne Center Shop Remodel
Proposed Conversion of El Paso BBQ into Retail Shops
4303 West Peoria Avenue

Dear Neighbor:

This letter is to inform you that I am applying for a Conditional Use Permit (CUP) application with the City of Glendale. The property is located at 4303 West Peoria Avenue in the Cactus Council District.

The scope of this project is a major renovation of the existing El Paso BBQ Restaurant that has been closed for some time now. The current Zoning is C-2 and there is no requirement to change. The site is a 1.03 acre parcel adjacent to the Target store with building setbacks of 65 feet to the center of 43rd and Peoria Avenues respectively. The existing building is 11,882 square feet and we intend to remodel it into a Multi-tenant Retail Shop building. Due to insufficient height in the northerly portion of the building that was an enclosed exterior dining space, we plan to demolish that space reducing the building to 9,850 square feet. The interior will be constructed as "gray shell" for future retail and food service tenant's use.

The exterior of the building will also be updated to look consistent with similar adjacent retail buildings on the site. The west side of the building will have storefront glazing added to support multiple tenants for display and entry. The existing mansard elements will be removed and the walls extended vertically to create parapets that will act to screen roof mounted equipment. The maximum new wall heights will be 21'-0" above finish grade.

In addition, there will be revisions to the existing parking field, landscape and hardscape upgrades in front of the building as well as a proposed drive thru component. The drive thru element will have a steel trellis canopy located above it to accentuate the location of the drive thru window. The trellis is being proposed as opposed to a solid canopy covering the full drive since it is located on the north side of the building and the fact it

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does not rain much in the valley. The addition of the drive thru is the purpose of our request for a Conditional Use Permit.

I have included a site plan with this letter for your review. Please provide any comments to my by March 26, 2012. Please write, email, or call me at the contact information above.

You may also contact Remigio Cordero with the City of Glendale Planning Department at (623) 930-2597.

Respectfully,

A handwritten signature in black ink, appearing to read "T. Ward", written over a horizontal line.

Tim S. Ward, Architect
Principal
Level4 Studio, LLC

Level4 Studio, L.L.C.

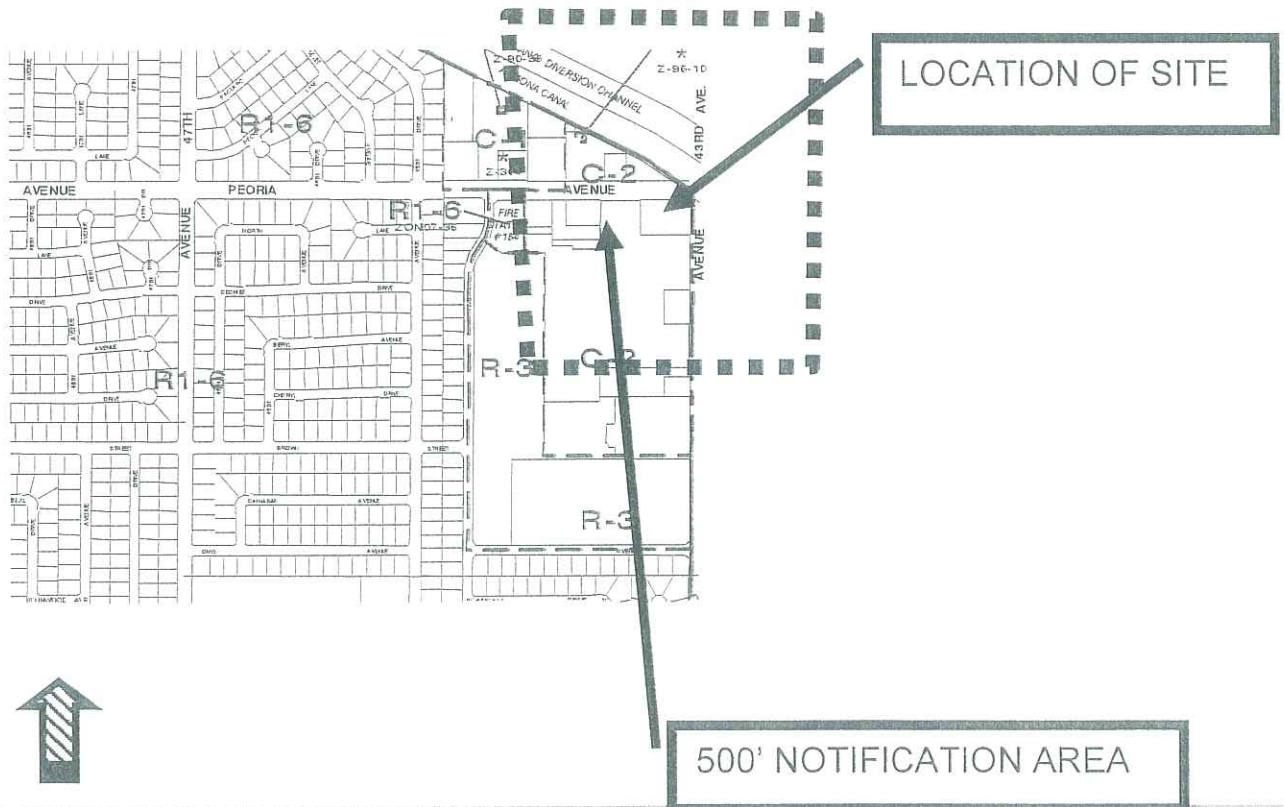
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Notification Area:

Refer to map below provided by the City of Glendale Planning Department:

<i>RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	GLENDALE TOWNE CENTER SHOP REMODEL CUP
LOCATION:	4303 West Peoria Avenue
The applicant is requesting the approval of a conditional use permit for a drive-thru.	
ZONING DISTRICT: C-2	COUNCIL DISTRICT: Cactus



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Glendale Homeowner Associations & Registered Neighborhoods:

None in the area.

Interested Parties:

As provided by the City of Glendale Planning Department below:

**INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED DEVELOPMENT -
CITY WIDE & CACTUS**

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

SUSAN FERRELL
4646 W KRALL ST
GLENDALE AZ 85301

KAREN ABORNE
7318 W GRIFFIN AVE
GLENDALE AZ 85303

HARRIET AGIUS
7132 W GROVERS AVE
GLENDALE AZ 85308

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 89305

DOUG ATTIG
6066 N 84TH DR
GLENDALE AZ 85305

A.I. BABINEAU
4815 W COCHISE DR
GLENDALE AZ 85302

ROD BEAL
18869 N 71ST LN
GLENDALE AZ 85308

BOB BOHART
5603 W BELMONT
GLENDALE AZ 85301

CITY OF GLENDALE
NEIGHBORHOOD PARTNERSHIPS
5850 W GLENDALE AVE #270
GLENDALE AZ 85301

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

ALMON DAVIS
6005 W MONTE CRISTO AVE
GLENDALE AZ 85306

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DANIEL DREW
4502 W MORTEN AVE
GLENDALE AZ 85301

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SAMANTHA JOHNSON
CBD DIVERSIFIED
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

TRISH EDWARDS
8626 N 53RD AVE
GLENDALE AZ 85302

JUDY FARR
6527 W HILL LN
GLENDALE AZ 85310

BARBARA FENNEMA
18033 N 83RD DR
PEORIA AZ 85382

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

B GARLAND
5012 N 64TH DR
GLENDALE AZ 85301

MARK GARRATT
7605 N 72ND AVE
GLENDALE AZ 85303

DENNIS GERHARD
10613 N 48TH AVE
GLENDALE AZ 85304

DIANE HAND
5349 W ACAPULCO
GLENDALE AZ 85306

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

JOHN AND SUE JONES
18658 N 78TH DR
GLENDALE AZ 85308

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

GEORGIA KNOX
17214 N 66TH TER
GLENDALE AZ 85308

RONALD AND KAY LONGCOR
8022 W MONTEBELLO AVE
GLENDALE AZ 85303

TERRY LANE
6103 N 87TH LN
GLENDALE AZ 85305-2452

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

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CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

VALLEY PARTNERSHIP
5110 N 44th ST STE 200
PHOENIX AZ 85019

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

CARLOS SANTA CRUZ
4631 WEST MONTEBELLO
GLENDALE, AZ 85301

CARLOS SANTA CRUZ
4631 WEST MONTEBELLO
GLENDALE, AZ 85301

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

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Overview of Citizen Participation Process:

The notification letter was mailed out to the Homeowners and Interested Parties and Additional Interested Parties provided by Staff to Architect on March 14, 2012. There were not any responses or phone calls received back to either the Applicant, Architect or City Personnel. Since there were no responses from any concerned citizens, there were not any revisions to the proposal except for what was commented on by Staff.

Attached to this document is the Affidavit of Mailing as proof that notification letters were sent.

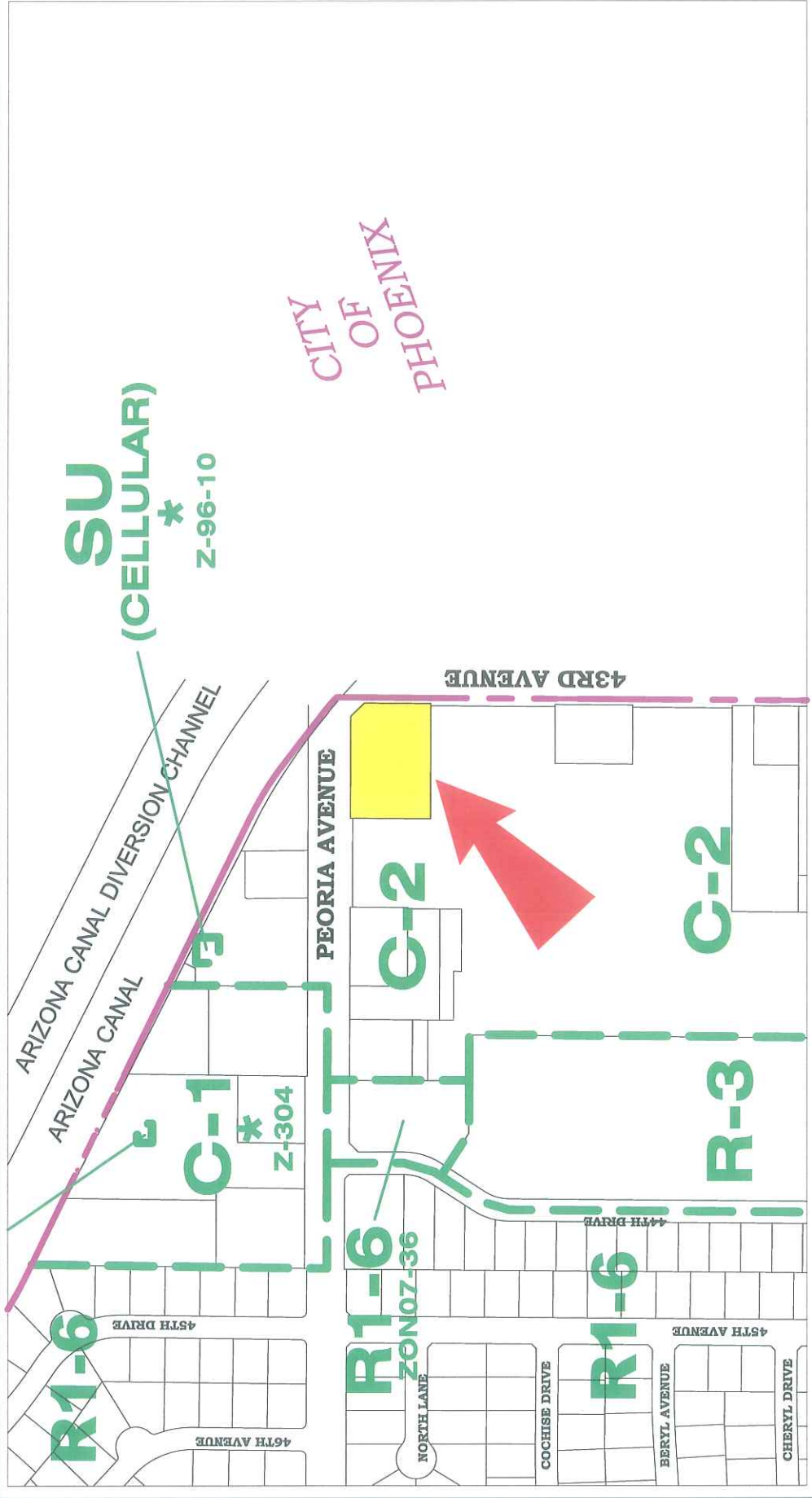
Respectfully,

Tim S. Ward, Architect
Principal
Level4 Studio, LLC

Attachments: Appendix Notification Mailing Parties

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CASE NUMBER
CUP12-01



REQUEST

**CONDITIONAL USE PERMIT FOR
A CONVENIENCE USE IN THE
C-2 (GENERAL COMMERCIAL)
ZONING DISTRICT.**

LOCATION
4303 W. PEORIA AVENUE



Case Number
CUP12-01



Aerial Date: November, 2008



Planning Commission Staff Report

DATE: June 7, 2012

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director

PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **FISCAL YEAR 2012-2013 OF THE FISCAL YEAR 2013-2022 PRELIMINARY CAPITAL IMPROVEMENT PLAN**

REQUEST: To determine if the Fiscal Year 2012-2013 (FY13) of the Fiscal Year 2013-2022 (FY22) Preliminary Capital Improvement Plan (CIP) conforms to the General Plan.

REQUIRED ACTION: Report to the City Council that FY13 of the FY22 CIP is in conformance with the General Plan.

RECOMMENDATION: Indicate that FY13 of the FY22 CIP is in conformance with Glendale's General Plan.

PROPOSED MOTION: Move to report to the City Council indicating that the Commission believes that the FY13 of the FY23 CIP is in conformance with the General Plan.

SUMMARY: In accordance with Arizona Revised Statutes (A.R.S.) § 9-461.07.B, an annual review of the ensuing year is required to ensure consistency with the City Council strategic goals, objectives and priorities; the General Plan; intergovernmental agreements and on-going projects in the community. The Pre-CIP is the primary tool to implement the public portions of the General Plan.

In the city of Glendale, the Planning Commission is the designated agency for this review.

COMMISSION ACTION: Motion was made by Commissioner ____ and Seconded by Commissioner ____ to report to the City Council indicating the Planning Commission believes that the Fiscal Year 2013 Preliminary CIP of the Fiscal Year 2013-2022 Preliminary CIP is consistent with the General Plan. The Motion passed _ to _.

DETAILS OF REQUEST:

The ten year CIP is updated annually to ensure consistency with the City Council strategic goals, objectives and priorities, the General Plan, intergovernmental agreements, and on-going projects in the community. The CIP is the primary tool to implement the public portions of the General Plan.

The Planning Commission is required by A.R.S. § 9-461.07.B to review the ensuing year, FY13, of the FY22 Preliminary CIP to determine if the projects are in conformance with the adopted General Plan. This is the only responsibility the Planning Commission has in the CIP process. The following is comprehensive analysis by the Planning Department staff to determine conformance with the FY13 list of proposed capital improvement projects with the goals and objectives of the General Plan. The staff analysis is organized into 11 capital improvement categories in the FY22 CIP.

STAFF FINDINGS AND ANALYSIS OF THE FY12 CIP:

1. Water and Sewer

- Sewer Line Replacement
- Arrowhead Ranch Water Reclamation Facility Improvements
- Water Line Replacement
- New River/Agua Fria Storage Project
- Loop 101 Water Treatment Plant
- 91st Avenue Construction
- City Wide Well Rehabilitation
- Citywide Manhole Rehabilitation
- Sweetwater and 55th Avenue Sewage Lift Station
- 99th Avenue Interceptor Line
- Lab Data Management System
- City Wide Meter Vault Improvements
- Water Quality Instruments

These projects implement the following goals and objectives of the General Plan:

Land Use Element

Goal 2:

Promote sound growth management methods.

Objective c:

Assure that sufficient infrastructure is in place.

Public Services and Facilities Element

Goal 1:

Establish municipal assets as the framework of land use and economic development.

Objective a:

Plan for growth while being mindful of the infrastructure capacity with special consideration to resident's health and safety, and public utility capacity.

Goal 2:

Locate and design public facilities to enhance growth areas.

Conservation of Resources Element

Goal 1:

Assure effective use of resources.

Objective a:

Prevent leakage and waste at all City facilities through accountability checks and responsible management.

Objective b:

Use reclaimed/recycled water for a variety of applications including groundwater recharge, golf courses, fountains, parks, and landscaping.

Objective d:

Conserve the city's water resources with comprehensive conservation programs for residential, business, and industrial water users.

Cost of Development Element

Goal 1:

Recapture the cost of improvement/additions to public facilities and infrastructure necessitated by development.

Objective c:

Provide for the financial coverage of ongoing maintenance and operating costs.

Environmental Planning Element

Goal 1:

Use natural resources wisely by implementing responsible stewardship.

Objective b:

Conserve the city's water resources.

Water Resources Element

Goal 1:

Develop a Master Water Resources Plan for future water supply and quality.

Objective a:

Provide residents and businesses with a safe and healthy water supply and keep water safe by protecting against deterioration of water quality.

Goal 2:

Encourage water conservation to maintain adequate groundwater reserves and promote conservation measures that provide beneficial reduction in water use.

Objective a:

Observe direct/indirect methods of reclaimed water use including application in parks, golf course and landscaped areas, and through groundwater recharge.

Objective b:

Continue groundwater recharge projects.

Objective d:

Implement cost-effective water conservation programs to reduce capital investment in distribution systems and treatment plants through reduction in water demands.

Goal 4:

Provide a dependable and sustainable water supply at a reasonable cost to city customers.

Objective a:

Maintain a water resources supply portfolio sufficient to meet current and anticipated demands.

Objective b:

Obtain and develop additional water supplies, when and as appropriate.

Objective c:

Improve water pressure consistency for all residential users.

Objective d:

Design, construct, manage, and operate water and wastewater systems to keep services affordable to customers.

Objective e:

Require that new development pay its fair share for water system improvements.

2. Transportation and Streets

- Northern Avenue Super Street
- Pavement Management
- Capital Improvement Plan Transportation Grant Reserve
- Professional Engineering and Oversight for Transportation
- Bridge Repair
- Maryland Avenue Bike Route Spot Improvements
- Smart Traffic Signals
- Development Agreements – Signals
- Bus Stops and Shelters
- Expanded Safety Program
- Bus and Van Replacements
- Transit Support Capital
- Rail System
- Petition Lighting

These projects implement the following goals and objectives of the General Plan:

Land Use Element

Goal 2:

Promote sound growth management methods.

Objective b:

Plan to avoid traffic congestion and other impacts on neighborhoods.

Objective c:

Assure that sufficient infrastructure is in place.

Goal 4:

Encourage compatibility between land use and transportation.

Objective b:

Encourage incorporation of bike and pedestrian facilities within and connecting all developments.

Circulation Element

Goal 1:

Provide mobility with safe, cost effective transportation systems.

Objective a:

Implement safety programs and provide transportation services in accordance with all safety standards.

Objective b:

Integrate new technologies (such as intelligent transportation systems); quality engineering practices and construction schedules designed to minimize disruption.

Goal 2:

Support alternative mode of travel.

Objective a:

Operate multimodal transit system including bus, light rail, and dial-a-ride service.

Objective b:

Develop and operate bicycle facilities and programs.

Goal 4:

Ensure fair and adequate financing to meet transportation needs.

Objective a:

Pursue dedicated funding sources, assistance from other levels of government and impact fees associated with new developments.

Objective b:

Join with other communities to seek increased state and regional sources of funding.

Goal 5:

Utilize the transportation system to foster a strong economy.

Objective b:

Enhance road and transit systems to reduce congestion and provide access to employment sites.

Goal 6:

Ensure regional connectivity.

Objective a:

Coordinate with State, County, adjacent municipalities and transportation agencies to expedite scheduled improvements.

Objective b:

Plan for adequate capacities in all transportation systems to meet demand and avoid bottlenecks.

Goal 7:

Integrate land use and transportation.

Objective a:

Maintain excellent access to serve new development.

Public Services and Facilities Element

Goal 1:

Establish municipal assets as the framework for land use and economic development.

Objective b:

Focus on street and intersection improvements to facilitate the smooth flow of traffic and improve accessibility.

Goal 2:

Locate and design public facilities to enhance growth areas.

Goal 3:

Plan activities to serve all ages and interests.

Objective a:

Provide transportation for the elderly, people with special needs and children.

Economic Development Element

Goal 2:

Encourage business growth for in-city job opportunities.

Objective a:

Reduce commuting time, distance and expense in concert with citizen-supported transportation planning.

Recreation Element

Goal 1: Provide an equitable distribution of park and recreation amenities.

Objective c:

Connect parks and planned recreation corridors and bicycle routes.

Safety Element

Goal 3:

Focus on traffic safety improvements.

Objective a:

Reduce accident potential at high traffic intersections.

Objective b:

Improve safety for automotive, bicycle, and pedestrian traffic on, and adjacent to Grand Avenue.

Objective c:

Separate, to the greatest extent practical, children from the vicinity of traffic.

Bicycle Element

Goal 1:

The Bicycle system will be continuous and provide access to all parts of the city.

Objective b:

Provide routes and access to schools, parks, shopping, jobs, and activity centers.

Goal 2:

Provide separate bicycle facilities and grade separations when feasible.

Objective b:

Design recreational bike paths away from traffic; along river ways, canals, and open space preserve areas.

Goal 3:

Support bicycle training and safety programs on a continuing basis.

Objective a:

Identify projects to improve bicycle safety and access, including connections with transit service.

Objective b:

Implement safety publications, public awareness and educational programs.

Growth Areas Element

Goal 2:

Identify specific locations and provide infrastructure for growth nodes.

Objective d:

Utilize public and private infrastructure placement to bring growth to preferred locations.

Cost of Development Element

Goal 1:

Recapture the cost of improvement/additions to public facilities and infrastructure necessitated by development.

Objective c:

Provide for the financial coverage of ongoing maintenance and operating costs.

3. Parks and Open Spaces

- Capital Repair – Camelback Ranch
- Pasadena Park amenities and improvements
- Discovery Park amenities and improvements
- Paseo Linear Park Additions
- Thunderbird Park Kiosks

These projects implement the following goals and objectives of the General Plan:

Circulation Element

Goal 2:

Support alternative mode of travel.

Objective b:

Develop and operate bicycle facilities and programs.

Public Services and Facilities Element

Goal 2:

Locate and design public facilities to enhance growth areas.

Objective a:

Site parks and recreation venues strategically to connect neighborhoods and enhance stability.

Goal 4:

Plan activities to serve all ages and interests.

Objective d:

Sponsor nationally recognized events to increase residents' opportunities to participate in diverse activities.

Economic Development Element

Goal 5:

Establish commercial destination attractions.

Objective b:

Provide shopping, dining and amusement variety commensurate with the City's growing status as hub of the West Valley and gateway to the metropolitan region.

Recreation Element

Goal 1: Provide an equitable distribution of park and recreation amenities.

Objective a:

Add value to surrounding land uses through well-maintained amenities that serve to enhance the quality of life.

Objective b:

Improve the quality of existing parks with updated, well-maintained equipment and grounds.

Objective c:

Connect parks to planned recreation corridors and bicycle routes.

Objective e:

Promote use of Municipal Airport environs for recreation opportunities in addition to business uses.

Cost of Development Element

Goal 1:

Recapture the cost of improvement/additions to public facilities and infrastructure necessitated by development.

Objective c:

Provide for the financial coverage of ongoing maintenance and operating costs.

4. Libraries

- Library books and population growth

This project implements the following goals and objectives of the General Plan:

Public Buildings Element

Goal 1:

Locate public buildings conveniently for citizen accessibility.

Objective d:

Plan for expansion of schools, libraries, airport, and other facilities.

5. Public Safety

- Digital Communications System

These projects implement the following goals and objectives of the General Plan:

Safety Element

Goal 1:

Maintain proper staffing ratio for police, fire and emergency personnel in relation to Glendale population.

Objective b:

Construct facilities and purchase equipment to enable high staff levels to render excellent service.

Objective c:

Lower response time to 9-1-1 calls.

6. Sanitation/Landfill

- Scale house and Road Relocation
- Side load Trucks – Residential
- Landfill Gas System Modifications
- Landfill Scraper Equipment
- Landfill Motor Grader Replace
- Frontload Trucks – Commercial

- Loose Trash Equipment – Residential
- Replace Pickup Trucks – Sanitation
- Roll off Trucks – Commercial

This project implements the following goals and objectives of the General Plan:

Public Services and Facilities Element

Goal 1:

Establish municipal assets as the framework for land use and economic development.

Objective a:

Plan for growth while being mindful of infrastructure capacity with specific consideration to residents' health and safety, and public utility capacities.

Fiscal Element

Goal 1:

Stress financial responsibility and accountability in Glendale's General Plan implementing investments.

Objective c:

Invest in revenue-producing functions, such as Municipal Airport facilities.

Conservation and Resource Element

Goal 1:

Assure effective use of resources.

Objective a:

Prevent leakage and waste at all city facilities through accountability checks and responsible management.

Objective c:

Focus on recycling and maximizing existing landfill capacity through waste reduction programs.

Goal 2:

Promote and practice energy conservation.

Objective b:

Implement energy conserving designs when planning new or renovating existing city facilities.

Objective d:

Encourage energy-saving retrofit programs for residential, commercial, and industrial applications.

Objective e:

Conserve energy and promote clean energy sources through demonstration projects and application of efficient management practices at public and private facilities.

Cost of Development Element

Goal 1:

Recapture the cost of improvement/additions to public facilities and infrastructure necessitated by development.

Objective c:

Provide for the financial coverage of ongoing maintenance and operating costs.

Environmental Planning Element

Goal 1:

Use natural resources wisely by implementing responsible stewardship.

Objective d:

Focus on recycling, solid waste reduction programs, and proper disposal of hazardous wastes.

7. Airport

- Airport Matching Funds
- Airport Land Acquisition

These projects implement the following goals and objectives of the General Plan:

Land Use Element

Goal 3:

Create transition and buffer areas.

Objective c:

Protect space at the end of Municipal Airport runways for safety and noise attenuation.

Circulation Element

Goal 5:

Utilize the transportation improvement to foster a strong economy.

Objective a:

Support transportation improvements for economic development such as expanding aviation facilities, accommodating rail and truck movements.

Public Services and Facilities Element

Goal 2:

Locate and design public facilities to enhance growth areas.

Objective c:

Expand Glendale Municipal Airport to increase opportunities for utilization.

Fiscal Element

Goal 1:

Stress financial responsibility and accountability in Glendale's General Plan implementing investments.

Objective c:

Invest in revenue-producing functions, such as Municipal Airport facilities.

Goal 3:

Explore economic development incentives, prospects for new funding sources.

Objective a:

Seek, but don't rely upon, Federal and State matching funds if and when they are available.

Public Buildings Element

Goal 1:

Locate public buildings conveniently for citizen accessibility.

Objective d:

Plan for expansion room at schools, libraries, airport and other facilities.

Economic Development Element

Goal 4:

Sustain aviation activities.

Objective a:

Enlarge the Municipal Airport to accommodate larger numbers and sizes of general aviation aircraft.

Safety Element

Goal 4:

Develop programs to maintain and improve aviation safety.

Objective a:

Establish space and noise buffers around all runways serving the Municipal Airport and Luke Air Force Base.

Objective b:

Actively control, and where necessary prohibit, development in areas near aircraft traffic patterns at the Municipal Airport and at Luke Air Force Base so as to protect public safety and not adversely impact the functioning and future viability of the aviation facilities.

Growth Areas Element

Goal 2:

Identify specific locations and provide infrastructure for growth nodes.

Objective c:

Provide support for Municipal Airport economic development to enhance Western Area Plan growth and gain return on City investment.

8. Cultural/Historic

- Arts Commission.

This project implements the following goals and objectives of the General Plan:

Public Services and Facilities Element

Goal 1:

Establish municipal assets as the framework for land use and economic development.

Objective e:

Develop identifiable community themes in City Center facilities to foster visual continuity.

Public Building Element

Goal 2:

Design for aesthetics as well as functionality.

Recreation Element

Goal 1:

Provide equitable distribution of park and recreation amenities.

Objective a:

Add value to surrounding land uses through well-maintained amenities that serve to enhance the quality of life.

9. Flood Control

- AZDES permit.

This project implements the following goals and objectives of the General Plan:

Conservation and Resources Element

Goal 3:

Protect and improve the quality of storm water runoff and reduce erosion.

Objective a:

Comply with the federal and state storm water management requirements.

Objective b:

Continue municipal requirements that prevent and mitigate soil erosion and storm water pollution.

Objective c:

Assure storm water discharge compliance.

10. Civic Center

- Civic Center Maintenance Reserve.

This project implements the following goals and objectives of the General Plan:

Public Services and Facilities Element

Goal 1:

Establish municipal assets as the framework for land use and economic development.

Objective e:

Develop identifiable community themes in City Center facilities to foster visual continuity.

Goal 2:

Locate and design public facilities to enhance growth areas.

Objective b:

Carefully consider convenience when placing community gathering spots.

Public Buildings Element

Goal 1:

Locate public buildings conveniently for citizen accessibility.

Objective d:

Plan for expansion of schools, libraries, airport, and other facilities.

Cost of Development Element

Goal 1:

Recapture the cost of improvements/additions to public facilities and infrastructure necessitated by development.

Objective c:

Provide for the financial coverage of ongoing maintenance and operating costs.

11. Other Capital Projects

- CIP Grant reserve appropriation
- Geographic Information System Enterprise System
- Development Impact Fee Update
- Building Maintenance reserve

These projects implement the following goals and objectives of the General Plan:

Circulation Element

Goal 4:

Ensure fair and adequate financing to meet transportation needs.

Objective a:

Pursue dedicated funding sources, assistance from other levels of government and impact fees associated with new developments.

Public Services and Facilities Element

Goal 1:

Establish municipal assets as the framework for land use and economic development.

Objective a:

Plan for growth while being mindful of infrastructure capacity with specific consideration to residents' health and safety, and public utility capacities.

Fiscal Element

Goal 1:

Stress financial responsibility and accountability in Glendale's General Plan implementing investments.

Objective b:

Pay attention to city budgets, differentiating CIP allotments for ease in evaluating Plan-related investments.

Objective d:

Coordinate Capital Improvement Program projects with private sector development contributions.

Goal 3:

Explore economic development incentives, prospects for new funding sources and citizen assistance programs.

Objective a:

Seek, but don't rely upon, Federal and State matching funds if and when they are available.

Objective d:

Monitor development fees and adjust regularly to ensure "fair share" contributions without discouraging desired uses.

Public Buildings Element

Goal 2:

Design for aesthetics as well as functionality.

Objective b:

Allow for technological change, retrofitting of public facilities.

Cost of Development Element

Goal 1:

Recapture the cost of improvement/additions to public facilities and infrastructure necessitated by development.

Objective a:

Assess private developers costs commensurate with the amount needed to address the burdens of new service demands resulting from a specific project or development.

Objective b:

Regularly update development exaction schedules to recapture proportionate costs of public service demands.

Objective c:

Provide for the financial coverage of ongoing maintenance and operating costs.

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